

11/25/2019 GEORGETOWN HOMEOWNER'S ASSOCIATION MEETING MINUTES

Meeting was called to order by the President, Teddy Anagbogu, at 7:15pm - the motion was moved by Judy Holz and seconded by Sam Asare.

Attendees:

Teddy Anagbogu, Sam & Linda Asare, Judy & Art Holz, Keith Hughes, Thad Gray, Sylvester & Sattania Williams, Jerome Williams and Sharon Jackson.

President's Report:

Teddy Anagbogu, presented his report as first order of business:

- Residents were encouraged to join the GHA Board of Directors and positions expiration dates were discussed by the president. Residents were told to review the GHA website for more information on positions and they were welcomed to participate on the Board and GHA activities.
- Teddy also informed residents going forward the board will be getting vigilant in issuing citation for violations of GHA covenants.
- The president also gave a status update on rental properties in the sub division which was down to just one property.
- Teddy also shared news of a possible casino proposal being pursued by The Village Matteson to be built on the corner of Lincoln Highway/Harlem.
- The beautification of the subdivision entryway was discussed next. In our previous meeting it was shared that quotes were being received to replace the trees in the center island but one of the contractors noticed the trees showed some signs of life so he recommended we give it a chance to see what happens. It turns out they were right, the trees have survived so we will give it another season to see how things go. According to Judy landscapers have also agreed to groom trees to the south of our entrance, also some residents have agreed/volunteered to help if needed.
- Teddy shared that there are plans to add a sign to the entrance that states it is a "Covenant Protected Subdivision". This will make sure visitors and potential residents are aware that restricted covenants govern our subdivision. In the past, new residents complained that they were not aware of the restricted covenant, although realtors should share this information.
- This concluded the President's report.

Vice President's Report:

Vice President Keith Hughes provided a report as the next order of business.

- The vice president Keith updated attendees on previously discussed request by residents at our last meeting for a stop sign at Yorktown and Old North Church. As mentioned in our last meeting this was brought to the attention of the Village of Frankfort

staff, who informed him that a Traffic Advisory Committee would need to review the request. In the meantime, a police cruiser was sent to monitor driving activity at this intersection and no violations were discovered. They will continue to monitor traffic and additional request for the stop sign can be submitted to the Traffic Advisory Committee for further analysis. Finally Keith shared the website where residents can visit and share their opinions with the traffic advisory board - traffic@frankfortpolice.net

- The Vice President Keith also raised safety concerns of coyote attacks in the subdivision with residents. Keith shared his own recent experience where their family dog was attacked by two coyotes in front of their house and warned residents to be careful of their surroundings going forward.
- With the holidays approaching Keith informed residents of our annual Christmas decorations contest and the need for volunteers to help decorate the main entrance of the subdivision. The prizes for the completion were as follows
- **First place** - \$ 100.00 **Second Place** - \$75.00 and **Third Place** - \$50.00
- . This concluded the Vice President's report.

Treasurer's Report:

The Treasurer, Judy Holz, presented the financial position of the association, including a printed report showing as follows:

Account Balances, as of 11-25-2019

- Checking Account \$46,310.56
- Certificate of Deposit \$10,314.42
- Total Funds: **\$56,2438.87**

Income & Expense Report, 5-14-2019 through 11-25-2019

- Inflow – Annual Dues \$9,836.35
- Outflow \$3,667.71
- Net TOTAL \$6,168.64

Checking Account Transaction Detail: 5-14-2019 through 11-25-2019

Liens

- 10 of the 12 liens filed have been satisfied
- 2 outstanding liens – dues of \$10k plus legal fees
- 2 Liens to be filed in December – 4 year delinquencies

Dues Status

- Annual Dues received for current 10/2019-9/2020 term – 48 out of 96 properties
- Annual Dues received for the 10/2018-9/2019–9/2018 term – 75 out of 96 properties
- Annual Dues received for the 10/2017-9/2018 term – 86 out of 96 properties
- Annual Dues received for the 10/2016-9/2017 term – 91 out of 96 properties

Zelle Payment Option – in process of setting up online option for annual dues payments.

Secretary's Report:

Secretary, Sam Asare provided an update on recent Real Estate activities in the neighborhood as of 11/25/19 as follows:

- 4 homes were sold in the past 12 months with an average purchase price of \$352,000,
- 2 homes have contracts to be sold, was listed for \$329,000 (7255 Georgetown Commons) and \$339,000 (21212 Georgetown Rd).
- Sam also shared information regarding forms found on the MyGHA.net website. Instructions were given for completing and getting approval on Exterior Home Improvement request. Attendees were informed that the village requires homeowners to receive GHA board approval, prior to requesting Village permits. Residents must be in good standing with the Association and have no outstanding dues in order to get improvement request approved. Any board member can be notified for signatures on improvement request.
- Instructions for updating contact Information was shared and it was stated that the Resident Contact form could be downloaded from the mygha.net website, submitted to a Board member, or added to the sign-in sheet at a general meeting.

Questions & Answers

- Resident Thad Gray and Sharon Jackson inquired about what the board was doing in regards to pushing back on casino location proposal on the corner of Lincoln Highway/Harlem. The board responded it was in the process of sending out emails and articles to inform residents of what was going on. Thad and Sharon raised the urgency of the issue and didn't think what the board was doing was enough so they volunteered to form a committee to be able to combat this with emails, petition letters and text messages to get all residents on the same page to push back on this proposal. The board agreed to give them our full support.
- Sylvester Williams also informed attendees he had the privilege of speaking to the mayor of Frankfort and he assured him he was doing everything he can to stop this proposal from moving forward. The Mayor also informed Sylvester residents of Frankfort and especially the mayor's office had the right to context any major development that is within a one mile radius of the village so he was pushing back vigorously on this proposed casino site.
- Sattania Williams asked if going forward the board can email agenda's for upcoming meetings so residents will be aware of what will be discussed prior to attending our general meeting. The board assured her that will be taken into consideration and will give residents a response in our next meeting if that was possible.
- Sattania claimed she doesn't receive emails sent out by the board and inquired if the board will consider sending Facebook/website alerts whenever something new was

posted but the board made it clear didn't want to post anything that had financial related information on Facebook etc. So Sattania suggested the board set up user name/passwords for residents so they will be the only ones who can log in to view this sort of information when it's posted so the board agreed to take that under consideration.

- The question of storing Christmas decorations came up after the holidays and Sylvester William has volunteered to store them in his addict as long as he gets help putting them there so a few residents (Keith, Sam and Teddy) agreed to assist.
- Sharon Jackson also inquired about recent news of a possible sex offender who was approaching and illegally touching residents on plank trail. Frankfort Police have arrested the offender who happened to be a resident of Richton Park
- Sharon also agreed to share the information below with us on how to get in touch with the following representatives so residents can reach out and share their concerns of the Matteson Casino proposal

State Representatives and contact info found here: <https://www.illinoispolicy.org/maps/>

Debbie Meyers-Martin State Representative House District 38

- District Office: Not posted on line

Margo McDermed, State Representative House District 37

- District Office: 11032 W Lincoln Hwy, Frankfort, IL (815) 277-2079

Senator Michael E. Hastings, State Senator 19th District

- District Office: 20855 S. LaGrange Rd, Suite 102, Frankfort, IL 60423 (815) 464-5431

Residents are encouraged to subscribe to Village of Frankfort email updates: <http://www.vofil.com/>

- The meeting ended when there were no additional questions or comments.
- Motion to adjourn was made by President, Teddy Anagbogu at 8:24pm and seconded by Treasurer, Judy Holz and Vice President Keith Hughes