

10/19/2020 GEORGETOWN HOMEOWNER'S ASSOCIATION MEETING MINUTES

Meeting was called to order by the President, Teddy Anagbogu via zoom, at 7:32pm - the motion was moved by Keith Hughes and seconded by Sam Asare and Stephanie Kobialko.

Attendees Via Zoom:

Teddy Anagbogu, Sam Asare, Harold Juzeszyn, Thaddeus Gray, Franklin Trice, Jebby B. Robert Jones, Jerome & Yvonne Williams, L Turner, Eugene Blackwell, Keith & Kristen Hughes, Sylvester & Satannia Williams, Lamar Bell, Stormie Charles, Kyle McElroy, Stephanie Kobialko. Jennifer Bulthuis

President's Report:

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

- The President gave a brief summary/recap of previous general meeting held on November 25, 2020.
- Teddy continued with an introduction of all our new Board Members and what their responsibilities would be going forward including the need for a Financial Secretary to assist with treasurer duties.
- The President also recommended for the safety/security of our records the association purchase a laptop at the custody of our financial secretary to keep all GHA related documents and files.
- He then offered a vote of thanks to our out-going treasurer Judy for her outstanding service to GHA over the years.
- 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 subdivision which was down to just one property. Guidelines for rental properties are described in detail in the covenants.
- There was also a discussion about real estate taxes review/re-assessment for residents of GHA. The GHA board has been informed it will take about 75% resident to agree for us to be move forward as a group with this proposal through an attorney.
- Teddy also informed residents of the change of banks to Chase from BMO Harris. Some of the benefits among others include online banking and more specifically electronic payments via QuickPay/Zelle for annual dues payments. Members can use: Georgetown-hoa@MYGHA.NET for all their electronic payments via QuickPay/Zelle.
- The President also reminded residents selling their homes to direct their agents to send all request to the correct communication channels by sending via email to our official account at Georgetown-hoa@MYGHA.NET.
- The President concluded by informing residents due to the format of our general meeting(zoom), our financial report was posted and can be viewed on line at our website <http://www.mygha.net/members/finance.html>

- 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. The Village claims they will continue to monitor traffic and additional request for the stop sign can be submitted to the Traffic Advisory Committee for further analysis. Keith also 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 and asked if anyone had noticed or seen any recently. He encouraged residents to continue to be careful of their surroundings.
- Keith also suggested beginning next spring we introduce lawn of the month competition and place yard signs indicating they are the winner up, other suggestions are welcome.
- 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:

Keith presented the financial position of the association, including a printed report showing as follows:

Account Balances, as of 10-19-2020

- Checking Account \$51,724.35
- Certificate of Deposit \$10,317.42
- Total Funds: **\$62,041.77**

Income & Expense Report, 11-19-2019 through 10-15-2020

- Inflow – Annual Dues \$9,465.43
- Outflow \$3,765.53
- Net TOTAL \$5,499.90

Checking Account Transaction Detail: 11-26-19 through 10-15-2020

Liens

- 10 of the 12 liens filed have been satisfied
- 2 outstanding liens – dues of \$10k plus legal fees

Dues Status

- Annual Dues received for current 10/2020-9/2021 term – 49 out of 96 properties
- Annual Dues received for the 10/2019-9/2020 – 76 out of 96 properties
- Annual Dues received for the 10/2018-9/2019 term – 83 out of 96 properties
- Annual Dues received for the 10/2017-9/2018 term – 91 out of 96 properties

Zelle Payment Information: Georgetown-hoa@MYGHA.NET

For any questions, please feel free to contact either the treasurer or Financial Secretary.

Keith Hughes, Treasurer
Email: Georgetown-hoa@MYGHA.NET

Stormie Charles, Financial Secretary
Email: Georgetown-hoa@MYGHA.NET

Secretary's Report:

Secretary, Stephanie Kobialko provided an update on recent Real Estate activities in the neighborhood as of 10/19/20 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).
- Stephanie 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

- Harold asked about tax increase and if other residents were experiencing the increases as well. We also discussed appealing together as a subdivision and the process of doing so and who to contact at the assessor's office.
- After real estate tax discussions were done Robert Jones(resident) volunteered to look into it and see if staff from the will county assessor's office can have a representative join us in our next meeting and talk to us about the process. Mr. Jones will coordinate with GHA board member Kyle McElroy on this and provide an update.
- Satannia asked if the real estate tax conversations were just discussions or a motion to move forward? The board informed her they were just discussions at this point until we got a feedback from Robert and Kyle.
- The meeting ended when there were no additional questions or comments.
- Motion to adjourn was made by President, Teddy Anagbogu at 8:19pm and seconded by Treasurer, Keith Hughes, Vice President Sam Asare, Secretary Stephanie Kobialko, Financial Secretary Stormie Charles and Board members Sylvester Williams and Kyle McElroy.