

## GEORGETOWN HOMEOWNER'S ASSOCIATION

Semi-Annual Meeting Minutes

May 8<sup>th</sup>, 2023, 7:30-9:15 pm

Location: 432 Nebraska Street, Frankfort, IL., 60423

Also available via Zoom link

Board members attending:      President: Jennifer Bulthuis  
   Vice-President: Sylvester Williams  
   Treasurer: Thaddeus Gray  
   Member: Sharon Jackson  
   Member: Jerome Williams

### Attendees:

*In Person:* Bill Ross; Andrea Rutherford; Teddy Anagbogu; Sam & Agyeman Asare; Nestor Lao; Joseph Feminis; Delovely Jackson; Gregory Jackson

*Via Zoom:* Vince & Gale Batchelor; Eugene Blackwell; Sherice Buckley; Don & Theresa Brown; Marian Trice; Kristen & Keith Hughes; Kyle McElroy; Al & Devon Smith; Brian and Karen Smith; Aron Bell; Yvonne Williams

- Meeting called to order
- October 17, 2022 minutes approved
- PRESIDENT'S REPORT
  1. Front Entrance Repair
    - a. Insurance covered repairs, except for \$1,000 to damaged front entrance. Brick replaced and new stone sign installed.
    - b. Person that damaged sign is unknown
    - c. Discussed installing cameras to monitor area
  2. Harlem Ave Building Sale & Renovation Updates
    - a. Met with new Owners: Bridge Team Community Center last month. Currently own Thrift store and teen outreach in Orland Park. Plans for Harlem location is to sell Furniture as well as create green space. Still working with village on approvals. Some landscaping completed as well as initial engineering. More information to come.
    - b. Questions about traffic changes. There is no plans to widen Harlem or install turning lanes.
    - c. Questions about people trespassing on property. The owners plan to install barriers and install lighting that is friendly to GHA Residents.
    - d. What are hours of operation: 10:00am to 7:00pm weekly; 10:00am to 5:00pm Weekends
    - e. Has Frankfort Rezoned property to allow for retail?

- f. Will there be any new structures built on property in future? Only greenhouse(s) 2 to 3 years from now.
  - g. Are there plans to sub-divide and sell extra lots? No plans at this time.
  - h. Are there additional properties for sell? Between Walgreens and empty structure
- Vice President's Report:
  - Board Position Opening (Treasurer)
    - a. Discuss hiring management company if board cannot get a treasurer to volunteer. Could result in dues to double.
    - b. What are responsibilities of role: Treasurer
    - c. Holding a vote at end of meeting
- Treasurer's Report
  - Account balance & Dues
    - a. Account accrued a net \$4,000 in 2023. EOY balance was \$59,079.68
    - b. Several Residents caught up on past dues
    - c. 2023 Year to Date Balance is down to \$57, 317.07. This is primarily attributed to insurance deductible paid to repair brick signage at front of entrance.
- Real Estate Update:
  - Home Sales & Homes Listed
    - a. 1 House for sell: 7255 Georgetown Commons
    - b. 1 recent Sell: Sold for \$545k
    - c. Median prices have dropped slightly
- Approval Request Forms
  - Located on [www.mygha.net](http://www.mygha.net)
  - For exterior improvements
  - When in doubt submit form for review
  - Form is required by village before issuing permits
- Parkway Tree Initiative
  - Working with village on parkway tree initiative.
  - Free tree planting by village in fall (parkway only)
  - Offer discount on bult purchase for trees not in parkway.
  - Go to [www.mygha.net/members](http://www.mygha.net/members) for details
- Violation Notice
  - New Form Letter has been creating and will be given to violators. Failure to comply will result in escalating finds based on amount of time resident failed to resolve issues cited in violation.
  - List of violations board is monitoring
    - d. Lawn Care
    - e. Fence or other structures need repairs
    - f. Garbage Cans visible
    - g. After 6:00pm – Time you can place Garbage Can by Curb on Sundays

- h. Mailbox in dis-repair
  - i. Commercial Vehicles are Prohibit
  - j. No Signage Allowed in Yard(except for Sale Signs)
- Question: Any discussion about installing mailboxes? Complications because mailboxes exist on of side of street. Sylvester will explore group discount opportunity.
- Have any warning been given recently: If you see something say something. Please email board if you see violations. It will be anonymous.
- Can notices be given before fines? Yes. You have 14 days after 1<sup>st</sup> notice to fix issues before fines are levied.
- Please curb your pets when walking.
- Community Update:
  1. May 20<sup>th</sup> Community Clean Up Date:
    - a. Time: May 20<sup>th</sup> at 9:00am
    - b. Meeting Place: 21402 Georgetown Road
    - c. Coffee & Donuts Provide
    - d. Garbage Bags and Supplies
    - e. Student Service Hours
  2. Block Party:
    - a. Keith Hughes – Committee Chair
    - b. Looking for Volunteers
    - c. Tentative June/July
  3. Reminder: If you want to be added to Text and Email notifications. Please send Name, email, and cell phone to:  
[jerome\\_w38@hotmail.com](mailto:jerome_w38@hotmail.com)  
 708-380-0332
- Vote for New Board Member
  - Volunteers for election
    - Melvin Buckley has volunteered to serve
- Questions
  -
- Adjournment