

## **Summary Minutes**

### **Georgetown Homeowners' Association Meeting**

**March 24, 2014**

Attendees: Cynthia Reynolds, Jerome Williams, Judy Holz, Sharon Jackson, Teddy Anagbogu, James Reynolds, Yvonne Williams, Art Holz, Jim DeGrado, Mitchell Jamison, Bill & Dana Ross, Mrs. Davis, Gary Watland,

Meeting called to order 7:30 pm by Cynthia Reynolds

Guest Speaker:

Chief Burica Frankfort Police Department (FPD) – Provided a review of Police Department Services:

- \*encouraged residents to call whenever concerns arise

- \*Introduction to Nixle and website for registration – this service provides community alerts from FPD via cell phone, email, etc – registration required and can be done via Village website

- \*vacation watches – up to 3 weeks – complete form with contact information ICE

- \*CSOs – light blue shirts Community Service Officers – Service calls (FPD officers wear dark blue shirts)

- \*No solicitation program – stickers available from FPD

static cling stickers for clean windows – “no solicitations allowed”

- \*Ask village service representatives for ID if uncertain of identity or call the Village with questions.

- \*All solicitors must register with the Village. Solicitations limited to hours of 8am to 8pm hours. Permits expire after 6 days.

Permit is a form on Village of Frankfort (VOF) letterhead with Chief of Police signature on bottom

- \*FPD newsletter – new this year and published quarterly

- \*[traffic@frankfortpolice.net](mailto:traffic@frankfortpolice.net) to report speed limit violations or other traffic problems

- \*traffic monitoring boxes available on request

- \*VOF building addition will include a community room for use by residents

President's Report - Board vacancies: Williams - March 2014, Jackson -October 2014

Review of lease restriction amendment and rationale presented.

Invitation Homes is a home rental company that currently owns 3 homes in Georgetown that they intend to lease. New amendment to limit number of homes leased is under development and draft presented to all attendees.

Other home sales have occurred with unknown buyers.

Q: Question posed regarding liens and payments of delinquent dues owed on foreclosed property

A: Unable to collect delinquent dues on most properties because liens have not been in place.

Tenant registration form reviewed and ready for implementation. Goal is to identify properties currently rented and family occupants.

Village permits required for both internal and external improvements. List of project will be posted on GHA website.

Review Lease Restriction Amendment. This amendment is under review and current draft presented to attendees for review and comment. Amendment will be finalized by GHA BOD (Board of Directors) at Board meeting scheduled for March 31<sup>st</sup>. Final version of this amendment will be posted to the GHA website. A Special Meeting will be scheduled with a 10 day notice to homeowners. All homeowners are encouraged to respond to all action requests associated with review and approval of this amendment to expedite this process.

Vice President Report - Currently 10 vacant homes in subdivision with 6 listed for sale. 8 homes sold or under contract in the past year. 3 homes purchased by IH3 Rental Property. Recent listings range from \$265,000 to \$425,000.

Treasurer Report – See documents posted on Web site for detailed financial information.

\$14,998.58 = Checking account balance

\$25,283.39 = Total funds available

Renewal request for landscaping contract received today and will be held pending review of additional bids for service.

Cash Flow Analysis

In 7222.35

Out \$2,825.9

\$4396.36 +Net cash flow

Financial reports will be posted in web site in 3 days

Out of total 96 lots, 65 lots are current on dues

31 in arrears.

15/31 in arrears for current year only

16 lots show delinquency of 2-10 years in arrears

10 properties targeted for liens and sent notice

1 of 10 paid with last notice

Minutes from October 2013 meeting read and approved without changes

2013 Halloween Spooktacular event reported as successful but hampered by weather conditions.

#### Frankfort News:

\*Chicago Magazine April 2014 issue names Frankfort one of Chicago's Best Places to Live. It is the only town in Will County named to this list. See Village website for more insights.

\*Frankfort is looking for residents to take an active role in local government. Applications for various VOF committees are available at the Administration Building or online. All applications must be turned in by 4 pm Friday, March 28<sup>th</sup>. GHA residents are encouraged to apply.

\*USA Today names Yoga 360 the #2 spa in Chicago. This Frankfort local business outranked world renowned spas such as the Peninsula, Elysian, and Trump towers in Chicago.

\*District 210 reported a reduction of 18 teachers and has paired down the art department to 4 teachers. This change will be cost neutral, as more teachers will be added to math and science curriculum.

Residents are encouraged to submit External Improvements Request Forms to GHA BOD for review prior to initiation of projects and seeking Village permits.

Residents are encouraged to update GHA BOD with accurate contact information.

Questions and Comments:

Q: question regarding 5 total home maximum proposed in leasing restriction amendment

A: Yes; this is the goal as described in the draft amendment.

Q: Any updates re: Sarris property? George Sarris passed away last September per Cynthia Reynolds and estate issues thought to be in probate.

Q: Update on Aldi owned lot? Aldi property has no construction plans on record.

Comment: Holiday decorations very well done and appreciated. Thanks to Cynthia Reynolds and Judy Holz for decorations at front entrance.

No volunteers for vacant Board position - Jerome Williams agreed to remain on the board.

Suggestion: Schedule a spring clean up event for the entire subdivision to beautify the common areas and help teen earn community service credit hours.

Group agreement and suggested date: Earth Day April 22, 2014.

Tentative date for next scheduled meeting is October 27, 2014.

Meeting adjourned at 8:40 pm by motion of Cynthia Reynolds and seconded by Jerome Williams