

06/26/2017 GEORGETOWN HOMEOWNER'S ASSOCIATION GENERAL MEETING MINUTES

Meeting was called to order by the President, Cynthia Reynolds, at 7:35 pm - the motion was moved by President, Cynthia Reynolds and seconded by Vice President, Teddy Anagbogu.

Attendees:

Cynthia Reynolds, Teddy Anagbogu, Victoria Lloyd, Samuel Asare, James Reynolds, Bill Ross, Satannia Williams, Jenny Bulthuis, Andy Bulthuis, Paul Kobialko, Franklin Trice, Lisa Byrne, Yvonne Williams, Jerome Williams, Sharon Jackson, Thomas Montgomery Jr., Ted Dixon, Christion Lloyd

Minutes:

Minutes from the March 20, 2017 General Meeting was approved and accepted as written – see www.mygha.net.

President's Report:

- The President, Cynthia Reynolds, introduced the Board and presented her report as first order of business. She informed the gathering that the meeting was called because three board positions are available, as the terms for Cynthia Reynolds, Judy Holz, and Teddy Anagbogu are expiring. She explained to attendees that the board decided to extend the term expiration date, from June to October, for one of the expiring positions in order to maintain a quorum. The HOA is required to have a minimum of 3 members on the board; otherwise the HOA would have to dissolve. Currently, 2 terms end June 30th, 1 term ends October 2017, 1 term ends October 2018, 1 term ends April 2019.
- Attendees was informed that the Special Election meeting will be held immediately following the adjournment of the General Meeting to vote new members into office, since several homeowners expressed interest in the positions. All interested candidates were encouraged to submit their names to the board at the end of the general meeting. There will be 1 vote per lot and voters must be current of Association Dues.
- It was shared that the 4th Annual Community Cleanup was very successful. 22 residents participated and several teens will receive double community service hours by submitting their forms to GHA and the Village of Frankfort for cleaning around the north pond.
- Residents were informed that the builder for the newly constructed home on Virginia Court was identified as using unapproved materials on the upper portion of the home. The builder was contacted and asked to replace this material with an approved option. A meeting was called to discuss the matter and a follow-up letter was submitted to the builder. After some resistance, the builder later agreed to fully comply with the board's request.
- The group was informed that there was a rental restriction implemented in 2014 with the goal of removing all rental company interests in Georgetown. At one point there were at least 5 homes owned by rental companies, and three were being purchased during the process of recording the restriction. One of these homes was recently sold and the last rental company owned property is currently on the market.

- The final item on the president's report was the North Pond. The board is discussing solutions for the North pond since surrounding land is deteriorating. Maps of the protected area were provided by the Village of Frankfort, which shows the exact location of the wetlands. Further research is required to determine a resolution.

Vice President's Report: No Report –

The Vice President, Teddy Anagbogu

Treasurer's Report:

- The Treasurer, Judy Holz, was absent due to a family commitment. The Treasurer's Report was presented by Vice President, Teddy Anagbogu which included the financial position of the association and included a printed report showing the following:

Account Balances, as of 6-25-2017

- Checking Account \$24,305.13
- Certificate of Deposit \$10,301.51
- Total Funds: **\$34,606.64**

Income & Expense Report, 03-20-2017 through 06-26-2017

- Inflow – Annual Dues \$1,021.54
- Outflow \$1,941.08
- Net minus **-\$ 919.54**

Liens

7 of the original 11 liens filed in 2014 have been satisfied (or are in process)

Delinquent dues + interest collected - \$12,610.61

Reimbursement for legal fees - \$4,202.24

4 outstanding liens - \$12,499.08, plus accrued interest and legal fees

Liens in process for 2 properties that are 4 or more years in arrears

Dues Status

- Annual Dues received for current 10/2016-9/2017 term – 75 out of 96 properties
- Annual Dues received for the 10/2015–9/2016 term – 88 out of 96 properties
- 4 properties (excluding lien properties) are 2 – 4 years in arrears

Secretary's Report

- Secretary, Victoria Lloyd, provided an update on recent Real Estate activities in the neighborhood. Attendees were informed that construction was complete on the Virginia Court property and it is currently listed for \$499,000. The White Old North Church property that was owned by a Real Estate Rental company is also on the market for \$455,000. 5 other homes are currently on the market in the subdivision.
- Information was also provided on the 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 of improvement request.
- Instructions for updating contact Information were shared. The Resident Contact form can be downloaded from the mygha.net website, and submitted to a Board member.

New business:

- Attendees were informed that a special meeting would commence immediately after the current general meeting, in order to vote on qualifying residents to fill the two expiring board positions.
- It was shared that the Board was discussing having a Back-to-school event in August for the youth in the subdivision. Residents were encouraged to assist with planning and implementation of the proposed annual event. Victoria Lloyd agreed to head the planning of the event.

Questions & Answers

- A resident asked about the status of the empty building on Harlem. The president informed him that the potential deal for purchase failed, but the owner is doing work on the property to encourage new buyers. A resident shared that cars are parking in the lot of the building late at night and it was suggested that a barricade be placed on the entrance to the parking lot again.
- A resident inquired about the HOA restrictive covenant being placed on the real estate listings for all homes in Georgetown. She was not aware of the restrictive covenant when she purchased her home in the past year. She was informed that the Board will look into the process to make sure all new homeowners are made aware of the HOA and its restrictive covenants during the home listing/purchase process.
- A resident inquired about the widening of Harlem Avenue and another asked about the trimming of trees near the exit of the subdivision onto Harlem Ave. President, Cynthia Reynolds explained that Harlem is the responsibility of Cook County and we were informed that the project plan to widen Harlem Ave, was no longer on the schedule. It was suggested that we request that rode to merge sooner for safety of our residents. The tree trimming has been requested of the Village of Frankfort, but they stated they were not responsible for that area.
- A resident inquired about starting an Improvement Committee to help purchase new mailboxes, trees and shrubs in bulk to encourage improvement to the curb appeal of the homes in the subdivision. The president encouraged this resident and others to start and work on this committee.

Motion to adjourn was made by President, Cynthia Reynolds and seconded by Vice President, Teddy Anagbogu . Meeting was adjourned at 8:27 pm

GHA Special Election Meeting 6/26/17

The Election meeting was called to order by the President, Cynthia Reynolds, at 8:31 pm - the motion was moved by President, Cynthia Reynolds and seconded by Vice President, Teddy Anagbogu.

Attendees:

Cynthia Reynolds, Teddy Anagbogu, Victoria Lloyd, Samuel Asare, James Reynolds, Bill Ross, Satannia Williams, Sylvester Williams, Jenny Bulthuis, Andy Bulthuis, Paul Kobialko, Franklin Trice, Lisa Byrne, Yvonne Williams Jerome Williams, Sharon Jackson, Thomas Montgomery Jr., Ted Dixon, Christion Lloyd

President, Cynthia Reynolds, asked all candidates to submit their names to Secretary, Victoria Lloyd. It was stated that 15% of voting households must be present to have an election. Victoria Lloyd counted attendees and it was determined that the election was allowed. It was also noted that all residents present were in good standings and allowed to vote.

4 candidates expressed interest in holding a seat on the board:

- Teddy Anagbogu
- Cynthia Reynolds
- Sylvester Williams
- Paul Kobialka

The names of the candidates were announced and ballots were distributed. Voting residents completed their ballots and submitted them to Secretary-Victoria Lloyd. Ballots were tallied (which included one absentee vote submitted in a sealed envelope, filed, and recorded) with the following results:

<u>CANDIDATES</u>	<u># of Votes</u>
• Teddy Anagbogu	10
• Cynthia Reynolds	13
• Sylvester Williams	4
• Paul Kobialka	2

Victoria Lloyd announced the election results to the attendees and welcomed the returning members of the board Teddy Anagbogu and Cynthia Reynolds.

A motion to adjourn was made by President, Cynthia Reynolds and seconded by Samuel Asare. The Special Election meeting was adjourned at 8:27 pm.