



GEORGETOWN HOMEOWNERS ASSOCIATION



MINUTES OF MEETING **Georgetown Homeowners Association**

General Minutes
Oct 13th, 2021 @ 7:30
Virtual Call In through ZOOM

Meeting was called to order by the President, Teddy Anagbogu via zoom, at 7:34pm - the motion was moved by Keith Hughes and seconded by Sam Asare and Stephanie Kobialko.

Attendees Via Zoom:

Name	Street	
Anagbogu, Teddy	Old North Church Road	<u>BoardMember</u>
Asare, Samuel	Old North Church Road	<u>BoardMember</u>
Charles, Stormie	Georgetown Commons	<u>BoardMember</u>
Hughes, Keith	Old North Church Road	<u>BoardMember</u>
Kobialko, Stephanie	Virginia Court	<u>BoardMember</u>
McElroy, Kyle	Old North Church Road	<u>BoardMember</u>
Williams, Sylvester & Satannia	Georgetown Road	<u>BoardMember</u>
Azuh, Matthew	Old North Church Road	
Bell, Janet	Georgetown Road	
Blackwell, Eugene	Georgetown Road	
Bulthuis, Jennifer	Georgetown Road	
Dixon, Ted & Leslie	Georgetown Road	
Jackson, Sharon	Virginia Court	
Mojekwu, Eugene	Old North Church Road	
Olagbegi, Adeola	Old North Church Road	
Margaret Clark Graham	Old North Church Road	
Ross, Bill	Georgetown Commons	
Smith, Albert	Georgetown Road	
Trice, Franklin/Marian	Georgetown Road	
Stack, Patrick	Old North Church Road	
Williams, Jerome	Old North Church Road	

President's Report:

Teddy Anagbogu, presented his report as the first order of business.

- The President asked if there were any questions or concerns from the previous meeting. No questions or concerns noted.
- Teddy continued with an introduction of all our Board Members and their responsibilities.
- Teddy recognized and praised board member Keith Hughes for the commitment and work that he has put forth during his tenure on our board.
- Teddy discussed the importance of participating in organized events throughout the neighborhood. The value of bringing the community together, building relationships with neighbors by working together. He emphasized that participation is crucial and essential in continuing to grow our community. Teddy highlighted the block party that took place in August and thanked the subcommittee that helped organize and run it the day of the block party.

- Teddy discussed continued violation tickets. Discussed that particular homeowners continue to violate the covenants. These homeowners have been warned, cited and in some instances been charged with attorney fees.
- Teddy stated that one homeowner was using her private pool for rental on a local website. Once she was told it was a violation, she apologized and took her pool off the rental website.
- Teddy discussed annual dues are currently being paid. He feels the zelle payments are working well but said regular bank checks are still accepted. T
- Teddy gave a status update on rental properties in the subdivision. Guidelines for rental properties are described in detail in the covenants. Teddy highlighted that the resident must have lived in the home for at least 3 years before they can apply for the home to be rented.
- A resident inquired about how many rental properties our subdivision can have at any given time. It was noted that a max of 5 homes can be rented.
- This concluded the President's report.

Vice President's Report:

Vice President Sam Azare provided a report as the next order of business.

- Sam addressed the progress on installing stop signs at 4-way intersection of Georgetown and Yorktown Road. He stated there has been no progress or decision made.
- Sam gave the real estate report. He highlighted several homes that have sold in the past few months and the amounts they closed at. He mentioned that the cost of homes continues to rise which greatly benefits our community.
- Sam reminded residents about trash pick-up. Trash day is Monday. Residents who leave their cans out overnight into Tuesday will be given warnings and eventually cited for violations.
- Sam mentioned the lighting project that will be installed in the entrance of our subdivision. He stated it would be discussed later in the meeting by Kyle.
- This concluded the vice presidents report.
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Secretary Report:

Secretary, Stephanie Kobialko provided the next order of business.

Stephanie reminded residents that any repairs or changes to the exterior of the home must have board approval with three signature. The forms can be found on the www.mygha.net website.

Stephanie encourage residents to make sure their personal information is up to date. Any changes in emails or phone numbers can be given to her.

This concluded the secretary report.

Treasure Report:

Keith Hughes and Stormi Charles provided the treasurer's report.

- They presented that payments for annual dues have been coming in.
- They presented that as of 9/11/21, the balance is \$52, 042.
- This concludes the treasure's report.

Keith Hughes' resignation from the Board:

Keith thanked the board and the community for the time he has served. Keith declared he is stepping down from the board and has found a replacement Jenny Bulthuis.

Lighting Project:

Board Member Kyle McElroy provided front entrance lighting project.

- Kyle stated that the project will cost \$11,340 by the company Sundown. Kyle gave details to the lighting installation.
- The project should begin in about 3 weeks and a few members of the board will be able to control and manipulate the effects of the lighting.

Questions & Answers:

- Resident asked if there was a process for welcoming new residents and if so, what does this entail?
 - Stephanie responded new residents are greeted with a welcome basket. At that time the new resident is given all information for the website, Facebook page, and new resident info sheet.
- Resident asked about the appointment of new board members. Is there a vote? Do we have a say in who gets appointed?

- It was explained that yes, there is a vote if there are more than one volunteer for an open position. When the vacancy arises members can become considered and voted on. In the current situation, Jenny Bulthuis was willing and volunteered. In the future, we will list the vacancy coming up so members of the community can be aware, and volunteer as needed
- Sylvester asked for any Volunteers to compete with Jenny, and no one expressed interest, so Jenny was adopted into the Board as replacement for Keith Hughes who just resigned his Board Membership.
- Resident asked why we have 7 board members when covenants state we should have only 5?
 - Board stated we needed more members and have been functioning with 7 for over a year.
 - The Board was mandated to constitute itself within the ambit of the provisions of the extant sections of our existing Covenants by having 5 Board members instead of 7. The Board accepted this and promised to look into it.
- Resident asked how many board members sign our checks for payment from our bank account?
 - It was stated that only one signatory currently can signs checks for payment.
 - The Meeting agreed that this is inappropriate, and it was agreed that we should have two signatories sign any checks for payment.
 - The Board agreed to have this corrected whereby the President (or the Vice-President) and the Financial Secretary (or Treasurer) to be two signatories to sign checks.
- Resident asked about the amount of the lighting project. Resident felt it was excessive and wanted to know if there was a max amount that could be spent with our subdivision vote.
 - No, there is no max amount. As long as the board approves.

This concluded the meeting.

- Motion to adjourn was made by President, Teddy Anagbogu at 9:02 pm 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

-Meeting Adjournment-