

GEORGETOWN HOMEOWNERS' ASSOCIATION

Frankfort, Illinois

General Homeowners' Meeting Minutes

October 17, 2022 7:30-9:00 pm

- Meeting called to order: 7:35 pm
- Minutes from May 9, 2022 meeting approved

- **President's report: (Jerome Williams)**

Block Party Report: (Keith Hughes)

-Spent roughly \$1700. Appreciated that the Frankfort Mayor Ogle and his wife, Kim, came and socialized with community members. Next year planning to have it in early summer so school children can get acquainted and have the summer together. Thanks to everyone who helped!

Covenant Review Committee Report: (Keith Hughes)

- Committee has met three times and plans to have recommendations ready for next general meeting.

- Current topics include: Updating building and fencing materials allowed (pvc, engineered siding), mailbox specifications, solar panel guidelines, violations procedure, and allowing for semi-inground pools.

-Committee members are: Chair Keith Hughes, Jerome Williams, Sharon Jackson, Jennifer Bulthuis, Sylvester Williams, Robert Jones, and Eugene Blackwell. Please let them know your thoughts.

Board Member vacancy.

Stephanie Kobialko's term is ending. Nominations for replacement were request. Sylvester Williams was only volunteer. Motion for Sylvester to join board, seconded, and approved.

Reminder: Please clean up after your dogs and keep them on leash at all times!

- **Vice President's Report (Stephanie Kobialko):**

Reminder to put trash bins away as soon as possible following pick up. They should be out no more than 24 hours. Trash bins should not be visible from the street with the exception of pick up day.

Road Repairs:

-Georgetown Road is complete and more clean up should be happening soon. Let Board know if there is clean up that needs to be done.

-Next year Old North Church will be completed and the third year Yorktown will be completed. Georgetown Commons and Virginia Court are not slated to be redone at this time. Contact Village Department of Public Works to voice your concerns!

- **Treasurer's Report (Thad Gray)**

-*Dues Update:* 60/96 homes have paid. Please send payments via check or Zelle prior to 12/01/22 or they will accrue 18% overdue charge. *Be sure to add home's address to payment!*

-*GHA Accounts overview:*

Beginning 2022 balance- \$55,122.28

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Additions- \$11,809.49

Expenditures- \$8015.81

Current Balance- \$58,915.96

-Financial reports can be viewed on website. They are password protected. Please contact board if you would like password to view.

-Motion for report to be information only until posted on website. Seconded and approved.

- **Secretary's Report (Jennifer Bulthuis)**

-*Procedure to request exterior improvements:* Docusign has been working well, but please check spam folder if not getting response from GHA email. Text board member directly if no response through email.

-Please be sure the HOA has all updated information for resident directory.

- **Member's report (Sharon Jackson):**

-*Trees in Common Area:* Trees in Island at entrance are dying and Board is working to develop new plan for the area.

-*Parkway Trees:* Residents can get parkway trees planted through Village. Trees will be discounted and planting is free. If interested form will be on website. Must complete ASAP as planting is beginning 10/20.

-*Holiday Decorating:* Looking for residents to help with decorating front entrance and storing decorations.

-*Real Estate Report:* 6 homes sold this year, 1 under contract, 2 for sale. Selling prices ranged from \$440K-620K with the average being \$512K. This is an increase of \$35K from last year. There are 2 lots for sale on Georgetown Rd. that are marked as residential but currently no known interest as they will be very difficult builds.

- **Member questions and concerns:**

-*Halloween Event:* Sylvester and Satannia Williams are hosting a Halloween Party Saturday, 10/29 at 3 pm. Please see flier emailed and RSVP.

-*Rentals:* Homeowner asked if rentals were allowed. Currently covenants allow for 5 rentals in the subdivision. Investment purchases are not allowed. Homeowner must live in the home for 2 years and get board approval prior to being allowed to rent. Board needs to have lease document on file. Only one home is rented at this time.

-*Newsletter:* It was suggested that a quarterly newsletter be sent out to residents. Sharon has agreed to head this up.

-*Covenants:* Homeowner suggested that covenants be mailed out to all owners to increase awareness of specifics of covenants. Suggested maybe an overview of covenants would be beneficial as they are long and can be difficult to understand and proactively reaching out to realtors with Georgetown listing.

-*Speeding issues:* Suggested revisiting looking into stop sign at Yorktown and Old North Church. Also discussed overall speeding concerns. Will look into speed bumps with Village or possibly radar. Encouraged homeowners to report speeding vehicles.