

Georgetown East Association, Inc.

July 12th, 2022 Board of Directors' Meeting Minutes

Dan Kistel called the meeting to order at 6:30 pm: Victoria Romero Lara, Jane Rakestraw, Dan Kistel, and Roth Block were present at the Ameri-Tech office conference room. JP Antona, Gerard Bribiescas and Alan Douglass were present via webinar. Robert Kelly was excused absence. Notice was posted on two neighborhood bulletin boards July 10, 2022 in accordance with Association By-Laws.

Approval of Consent Agenda

Gerard moved to approve the consent agenda. Roth second. No discussion. All in favor.

1. June 14, 2022, Board of Director Meeting Minutes
2. June 14, 2022 Board Workshop Notes
3. Committee Reports – Architectural Standards Committee

Treasurer's Report

	2022 Budget	2022 YTD Budget	2022 YTD Actual	Difference	Notes
Income	\$192,600.00	\$96,300.00	\$98,929.03	\$2,629.03	
Prior Years Surplus	\$9,920.00	\$4,960.00	\$4,960.00	\$0.00	
TOTAL INCOME	\$202,520.00	\$101,260.00	\$103,889.03	\$2,629.03	
Administrative	\$25,305.00	\$12,652.50	\$15,924.47	-\$3,271.97	Mostly due to legal fees
Insurance	\$7,740.00	\$3,870.00	\$599.00	\$3,271.00	8/1 renewal
Landscaping	\$96,556.00	\$48,278.00	\$59,852.89	-\$11,574.89	As the year progresses, this will catchup.
Irrigation	\$1,000.00	\$500.00	\$0.00	\$500.00	
Contracted Services	\$3,200.00	\$1,600.00	\$306.25	\$1,293.75	
Repairs & Maintenance	\$5,000.00	\$2,500.00	\$0.00	\$2,500.00	
Utility	\$16,400.00	\$8,200.00	\$11,421.76	-\$3,221.76	Water bill is more than double what we expected
Reserves	\$47,319.00	\$23,659.50	\$19,726.30	\$3,933.20	
TOTAL EXPENSE	\$202,520.00	\$101,260.00	\$107,830.67	-\$6,570.67	
	\$0.00				
Notes					
	6/30/2022				
Operating Balance		\$123,391.74			
Reserve Balance		\$134,583.56			
Delinquencies		\$2,029.88		\$0 Over 90 days old	
				\$180 Over 60 days old	

1. Gerard: Mu-Grow renewal in July will increase 5%
2. JP: Unsure on the status of the sprinkler repair that increased our water bill spend.
3. Dan: Who starts the annual budget process?
4. Gerard: Bob, in September. We will present the budget to the community in an October mailing for a November approval.

Follow-Up Business

Pressure Washing Update

1. Dan: H2O has been seen in the community and has started the process.
2. Gerard: Billy called me on Monday and let me know he wasn't coming out until Tuesday because of the rain.

Tree Removal Update:

1. Dan: Bob and I met with Ira (arborist) from the City of SH. He looked at the sweet gum trees. He felt they were healthy. They tend to drop a branch for no known reason. Ira recommended

reduction trimming sometime in the Winter or Spring; no reason to trim now. He recommended Danny's.

2. Gerard: Danny's comes out in Jan/Feb and May/June to do tree trimming; only twice a year. There is no more money for trimming this year and we are not on Danny's schedule for the remainder of this year.

Mitchell Insurance Quote:

1. Dan: We have a quote from everyone but the umbrella insurance. Insurance costs are increasing at least \$1K for the year.
2. Gerard: Mitchell Insurance has provided us a quote for at least four years. Roth may know more history.
3. Roth: We switched to Mitchell because they gave us a better quote. Since then when we've compared they have consistently been competitive.
4. JP: I motion to approve an insurance policy not to exceed \$8000. Victoria seconded. No discussion. All in favor.

Non-compliance Letters Update:

1. Dan: We distributed four letters in the last 10 days or so. One was a fence/gate replacement. Two houses have ferns growing out of the roofs. One had debris/rubbish next to its fence.
2. Victoria: Is it construction related?
3. Dan: No. The letter addresses items in our Restrictions to explain what we are looking for. We talked about fence repairs, painting houses, and cleaning roofs. If people actually read it, then they may be proactive.

June 30th Mailing Update:

1. Gerard: Thanks for participating, especially our neighbors Donna Kistel, Rose Wilkes, Janice Brown, Lynn & Jerry Tucker, and Alison Thompson. Board members Dan, Victoria, Roof and Roth also helped. 94 homeowners out of 107 have been contacted. There are 8 that are on vacation. We have done well. I emailed those away with attachments to the cover letter and CCRs.
2. Dan: Unsolicited comments from talking to people, they are appreciative and happy we are saving HOA dollars from mailing.

New Business

Additional No Parking Signage for Hammerheads!:

1. Dan: Last year the BOD passed the renewal of the towing contract. We agreed on the instructions for the towing company. What we did not finalize is the hammerheads. The city ordered in 1985 that we cannot park in the hammerheads. Joe Mallozzi obtained quotes for the signs. We need three signs. They will say "No Parking in the Hammerheads Violators Will Be Towed". Same basic sign with the same frame. Problem is that they are expensive: \$860 for all three signs.
2. Jane: I motion to pay no more than \$900 for three hammerhead signs from the Reserve Account 9050 - Signs. Victoria seconded. No discussion. All in favor.
3. Dan: As soon as we get the signs up, we will be contacting the tow company.

General Questions & Comments from Residents - 3 minutes per resident: None

Mary Haddon Doyle, Anne Marie Lorences, Alison Thompson attended via webinar. Janice Brown was present at Ameri-Tech.

Adjournment: Meeting was adjourned at 7:00 pm by a motion from Jane. Seconded by Victoria. All in favor.