

Georgetown East Association, Inc.

June 14th, 2022 Board of Directors' Workshop Meeting Minutes

Dan began the meeting at 8:10 pm: Victoria Romero Lara, Jane Rakestraw, Gerard Bribiescas, Dan Kistel, and Robert Kelly, LCAM were present at the Ameri-Tech office conference room. JP Antona was present via webinar. Roth Block and Alan Douglass did not partake. Proof of Notice was posted on two neighborhood bulletin boards June 12th, 2022 in accordance with Association By-Laws.

Towing

1. Motion already passed and signs are posted. Dan provided a draft list of items that will be enforced. We can call for a tow.
2. Dan: The only thing left out is the towing enforcement times. Are we in favor of 24/7?
3. Victoria: What about cars parked on grass overnight?
4. Dan: They will get tagged once and then towed the second time.
5. Dan: I'm hesitant to say overnight parking on the street is an issue.
6. Gerard: For the city the biggest problem is keeping the hammer heads clear.
7. Jane: What if we allowed parking on just one side of the street?
8. Consensus was to start the towing company with 24/7 towing enforcement.
9. We will utilize email and next general mailing to reinforce towing will be enforced.

Walls

1. Dan: Attorney said we have the rules to enforce immediately. Homeowner responsibility to repair but they need architectural committee approval. We need a workshop to explain what the attorneys told us but we don't need a workshop for how to deal with it.
2. Janice Brown: Twenty years ago, I purchased with the understanding the wall was 50% mine and 50% HOA.
3. Dan: We need to pick a date for the workshop.
4. Gerard: should be on a Tuesday Board meeting night when we have this room reserved.
5. Dan: July 12th. Members can attend but they can't participate.
6. Dan: We all need to memorize what the attorney said.

Rentals

1. Dan: I took the attorney's email about rentals and drafted thoughts.
2. Jane: What problem are we trying to solve?
3. Dan: We are trying to stop corporate buyers who are renting homes en masse.
4. Dan: We can limit rentals by a percentage basis.
5. Jane: Why do we care about renting a room in a house?
6. Bob: The more tenants you have in a neighborhood, the more problems.
7. Gerard: We are trying to decide what the attorney will draft and then let the community decide.
8. Dan: We can exclude family members from the rental policy.
9. Gerard: If we get to 20% rentals, our insurance goes up and we are dubbed a "rental community". Property values decrease.

10. Consensus must live in house at least 1years before renting. 3 votes for 1 year, 2 for 2 years
11. Rental period for at least 6 months and not more than 3 times a year. All in favor.
12. Only entire homes may be rented, except for family.
13. If you do rent, the lease must be filed with the HOA. We need to know who is in the house.
14. 10% of the lots can be rented (11 lots) with a waiting list.
15. Bob: You can put a limit on the length of the lease.
16. Dan: State law does not allow us to deny or approve a specific lease.
17. Jane: What happens if you sign a lease but then find out they exceed maximum lots?
18. Gerard: They will get fined, \$100 per day up to \$1000, then the possibility of a lien until the lease is broken.
19. Gerard will draft an email to the attorney with items to include on a proxy for vote. Once the Board signs off we will send the email to our attorney.

Adjournment: Meeting was adjourned at 9:24 pm by a motion from JP. Seconded by Jane. All in favor.