

# Georgetown East Association, Inc.

April 11, 2023 Board Meeting

## Meeting Minutes

**Board Members:** Present at Ameritech Offices - Dan Kistel, Diana Tischendorf, Pamela Bell, Alan Douglas. Present by Zoom – Roth Block. Absent - Victoria Romero Lara.

**Ameri-Tech Property Manager Present:** Angela Johnson

**Call to Order:** Dan Kistel called meeting to order 6:34pm. A quorum was established with 5 of 6 Directors present. Proof of Notice was posted on two neighborhood bulletin boards April 9, 2023 by Dan Kistel, in accordance with Association By Laws.

**Consent agenda Approval:** Roof motioned to approve consent agenda, Pam seconded. All in favor

- a. March 2023 Meeting Minutes approved
- b. Committee Reports – Architectural Standards, Street Facing Wall Analysis
- c. Manager’s Report – Presented by Angela Johnson

**Treasurers Report:** Presented by Roth Block. Review of where budget is at YTD. \$9.2K ahead. However, mulch will hit budget as a large expense and even this out. Angela able to lower the Mulch budget at a 6% reduction off original quote. With exception of mulch, most of our expenses coming in under budget. On delinquency side, only 1-2 that may go into 60 days. 2 homeowners with attorneys. Remaining population fairly current.

### Follow-up Business:

#### Wall Perimeter Analysis

1. Wall Policy discussed by Dan. Perimeter Walls responsibility of the Association. This includes the external wall on Marshall and 4 homeowner walls on Beacon. Responsibility matter has been put to rest.
2. Exterior Wall Analysis reviewed by Roth. Analysis that Joe Malluzzi had completed that goes through each wall section.
3. Also, review of Reserve Study which talks about the different pieces that need to be in the reserves for walls. 2 Pieces: a) Maintenance and Patch Beacon and Marshall Street walls at 50%. Total of that comes to \$11K. b) Comply with Georgetown Beige, and the new Brick Taupe.
4. 4 phases planned in the period covering 2025 – 2036. Also, and extra \$18K added in this year 2023 to cover painting and maintenance of exterior walls on Marshall and Beacon Place.

5. Can pull from 3 accounts. 2030 Wall Reserve, 2055 Wall and Fence Reserve and deferred reserves.
6. Dan confirmed if plant or a tree is causing an issue with homeowner's wall or sidewalk, then it's been determined it's the Association's responsibility.
7. Additional painting needed for exterior wall sampling, Dan discussed.
8. The wall policy will be posted to Georgetown East Website.

#### Reserve Balance

1. Roth confirmed, we are expecting a large reserve expense approaching for tree removal.
2. In 2024, we will need to take a hard look at reserve balances

#### Manager's Report

1. Mulch work complete. Under original quote.
2. Walk through on Georgetown Beige paint color compliance with Dan, and violation letters are out. Any open prior violations had been put on hold.
3. Delinquency Report, Delinquencies (2)
4. Tree Replacement bids in

#### Short Term Rentals

1. Pamela – neighboring Airbnb escalated, late night noise, police called.
2. This is with attorney and Angela to follow-up; Resident's vote under review, possibly void due to alteration.
3. Question on wall shared with Airbnb. Pamela to send Angela a picture.

#### Trees, Landscape and Sidewalks

1. Mulch complete and laid by Mu-Grow
2. Walk through with Danny's Tree service; Bid received for trim on hardwoods and palms
3. Treatment completed on 2 ponds
4. Non-compliance letters out on walls/fences
5. On situations where tree is splitting sidewalk, discussed coordination of sidewalk removal in advance of tree removal. 515 Georgetown Place is pending tree removal due to tree splitting sidewalk which board is aware of and has budgeted for.
6. \$10K annual tree budget.
7. Dan motioned for approval on hardwood and palm tree trim. Diana seconded. All in favor.
8. Gerard pointed out common area tree removal can come from ground's reserve.
9. Discussion on 12 new Crepe Myrtles. Pamela suggested we consider optional trees to Crepe Myrtles. (A bit seasonal on its curb appeal). Angela and board to review other options with MuGrow a Crepe Myrtle alternative.

## **New Business**

1. Revisit Crepe Myrtles and possible alternative tree choice
2. Dan brought up New Directory and Cost. Consider advertisers to help subsidize directory costs. i.e.) MuGrow, Danny's, Benjamin Moore – 1 spot per trade. Target Date for print September. (Pamela has right of first refusal on Relator spot).
3. Community Garage Sale mentioned by Roth. Gerard has garage sale signs. Rose on Roxbury is a good contact to coordinate logistics with. Target Oct, past storm season.
4. Parking Notices
5. Walk through on Roofs to identify those that need notification of cleaning. (Dan & Diana)

## **General Questions & Comments from Residents**

1. Sidewalks w/in Georgetown - City or Assn Responsibility? Association's
2. Janice brought up parking policy, particularly in hammerheads. Best means of policing? Board self-police might not be effective. Angela to provide violation notices designed to slip under windshields. More discussion needed.
3. Policy on conducting business out of home as storefront vs home office, a discussion that resident brought up. Is this a City or HOA violation?

## **Adjournment**

Motion to adjourn meeting by Dan, Roof seconded, all in favor. Meeting adjourned at 7:45pm