

Georgetown East Association, Inc.

August 8, 2023 - Board Meeting

Board Members: Present at Ameritech Offices - Diana Tischendorf, Alan "Roof" Douglas, Pamela Bell. Roth Block. Present by Zoom: Dan Krisel; Absent: Victoria Romero Lara

Ameri-Tech Property Manager Present: Angela Johnson

Call to Order: Pamela Bell called meeting to order 6:35pm. A quorum was established with 5 of Directors present. Proof of Notice was posted on two neighborhood bulletin boards August 6, 2023, 3pm ET by Dan Kistel, in accordance with Association Bi Laws.

Consent agenda Approval: Diana motioned to have consent agenda/packet approved, Pamela seconded. All in favor

- a. July 2023 Meeting Minutes approved, Dan motion, Pamela seconded, All in favor.
- b. Committee Reports – Treasurer’s Report
- c. Architectural Standard Report – ASC Charter, Paint Colors Policy and update
- d. Manager’s Report – Presented by Angela Johnson

Treasurers Report: Presented by Roth Block. Operating and Reserve Balance on where we budgeted. Delinquencies lowest they’ve been. No substantial changes.

Follow-up Items - Resident Concerns:

- Positive comment on Roof’s Roof from Carol Smith; clean up looks nice until tarp is off.
- Kensington Wall; Dan met with homeowner Jeanette. The Survey was gathered and shows the wall line on both ends, so appears wall on Kensington is a 50/50 split between HOA and homeowner. Consider splitting cost from column to end of wall. Fence and gate Jeanette’s total responsibility. Pam motioned we vote on the 50/50 split on the wall portion. Roof second, all in favor. Estimate from Boyd \$12,657 + \$2100 paint (stucco over frame) or \$19.5K Proprietary Bid. Get 3 bids.

Manager’s Report

Wall Replacement/Repair:

-Wall Quotes - 1. Velocity Construction bid it out altogether as one job (stucco on wood; not block). 2. Boyd proposed and priced out separately w/ demolition and reconstruct on wood (price could come down if some of section in between columns can be salvaged (\$121K Marshall w/out paint). 3.

Proprietary Development– Keith “all block”. Bid just the Kensington Wall at \$19.5K. Possibly in phases. Refer back to Marshall Street Analysis that Roth curated.

Pamela recommended a summary sheet with side-by-side comparison on Vendor bids. Priority Kensington, then Marshall (by sections/parse out). Need a meeting within week for presentation on Kensington. Focus on Kensington replacement. Contractor’ bids not all apples to apples on proposals. Summary sheet by Contractor on what bid covers, wall materials, and cost.

Status on Swisher Wall; residents were reimbursed

Status for sidewalk replacement on Oak Tree; Quote for 43’ not practical. Need to get a new bid.

Directory Update – Gerard sent out 28 emails; next step canvassing to get permission on Canvassing. Diana to check with Victoria on lead time. Anticipating mid to late September.

Subleasing (Georgetown Drive home) – Attorney’s Letter; appropriate letter to Homeowner to cease and desist w/ conveying of penalties. Pamela motioned to implement this policy, Diana seconded. Attorney will copy Dan and Angela.

Revised Violation format: New format sorted by address. Favorable reviews on new format.

Existing Business

Highlight the HOA Rules & Regulations – Pamela discussed that understanding the covenants is responsibility of a homeowner and liability belongs to Homeowner and consequences for not following rules and regulations. Highlight/Summary Sheet under discussion but with added Disclaimer “it’s not all inclusive.” Pete resident suggested call it FAQs.

Exterior House Palette Colors. List of Colors that are approved. Pamela motioned we implement the new colors. Diana seconded, All in favor.

Exterior Hour Paint Color Policies. Pamela motioned to pass policy on 2023 house colors and policy. Dan seconded, all in favor.

New Business

Bob Barnard 1210 Roxberry - RE: New Wall/Landscape structure and question of whether it is Landscaping vs structural change. In CCRs, Bob did not see any CCRs on this. Gerard indicated the property change is not in compliance with section 11. Walls, structures, and et. al.. Not right for us not to post this. Pamela asked for clarification on whether any of this is on common property, confirmed no, is on Bob’s property. Pamela mentioned congruency and being visually in compliance with the neighborhood. Dan still thinking on it, as it is different from the other yards, and would set a precedent for other neighbors to deviate on CCRs. Bob discussed slope in their yard being different, and also a stump with power line, and goal in design was to level this. ASC form received and 30 days for board to make decision. ACS approves first, then goes to board for vote. Decision by board and call a special meeting. Possibly some compromise established on design TBD.

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Roth – Commented on moving of an Exterior Wall during rebuild. Would not fair if a wall gets moved on homeowner property and no longer is 50/50.

Gerard – cited/clarified Section 11 CCR; Article 6 on miscellaneous provisions and what it states. Noting it's understood not everything this encompasses is stated in this section.

Insurance Renewal – Dan -Insurance renewals came through at very last minute. Angela speaking with Insurance Firm. Agent of Record Robert Mitchell – Mitchell Insurance. Rates went up \$200/month. From \$8000 a year to \$10K annually. Plan A – Meet with Mitchell and determine what the increase is based on. Roth indicated primarily covering walls i.e. if a car drove through it. Roth to call Linda for additional input.

Adding EKOROOF option– board review; Look will matte out after a year or two. Gray and White primary. A more expensive plastic was approved by board last year. EkoRoof provides up to 50% savings on energy costs. Architectural Standards Committee recommends yes. Were some initial reservations due to not seeing the White and Gray in person. Noted, cleaning not needed as often. Motion to add EKOROOF by Dan, Roof seconded, all in favor.

Update on Alligator Capture – still sitings in Roxbury pond. Karen Bartoszek confirmed siting on alligator and babies in Roxbury' pond. Requires not just one visit. Trappers must come back to bait and catch. Angela to notify trappers.

Danny's Tree – Removal \$1275 bid to remove Dead Oak, Roxbury Pond Tree and trimming Oak on GT Drive. Pamela motioned to approve the order, Dan seconded, all in favor.

ASC – Review of Section 22 CCR; already has been reviewed. Gerard confirmed lot is still responsibility of HOA.

New Board Member qualifiers – Board Member's home needs to be in compliance with covenants. In addition, suggested there are no outstanding delinquencies.

Garage Sale and Fall Party – Fri/Sar; October 27 and October 28th 8am – 2pm. Email blast from Angela on 8/7th. Respond to Angela. Signage has been saved from last garage sale from 2 years ago. Proposing Octoberfest Party – Oct 28th Band \$400 4 hours; A Garage Sale send-off; Octoberfest Party. 5pm-9pm. Association pays \$200, Dan chips in \$100. Gerard/Steward chip in \$100. Should cover band costs.

Pamela motions for dates proposed on Garage Sale, Band to follow w/ 10/28 Octoberfest Party. Diana Seconded; All in favor.

Holiday Party – Caterer estimate from Stuffed Mushroom \$1470; \$300 for servers, Donna did wine; budgeting \$150 for Wine; \$2k total budget. Venue at Sid's Art Gallery, Wed 11/29. 5-8pm. Pamela motioned for the Holiday Party at max \$2k budget, Diana seconded, all in favor.

Adjournment

Motion to adjourn 8:49 by Pamela Bell; Diana seconded, all in favor; Meeting adjourned at 8:49pm.