

Georgetown East Association, Inc.

May 9, 2023 Board Meeting

Meeting Minutes

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

Ameri-Tech Property Manager Present: Angela Johnson

Call to Order: Dan Kistel called meeting to order 6:30pm. A quorum was established with 4 of Directors present. Proof of Notice was posted on two neighborhood bulletin boards May 7, 2023, 3pm ET by Dan Kistel, in accordance with Association Bi Laws.

Consent agenda Approval: Dan motioned to have consent agenda/packet prior to board meeting Diana seconded. All in favor

- a. April 2023 Meeting Minutes approved, Dan motion, Victoria seconded, All in favor
- b. Committee Reports – Architectural Standards, Street Facing Wall Analysis
- c. Manager's Report – Presented by Angela Johnson

Architectural Standards Report out – Gerard covered report out on Architectural Standards Committee. 1st draft of Charter Architectural Standards – all but one approved. History on incorporating slate roofs -2011. Neighborhood looking a little Taupe in color. Revisit Color Book again – consolidation of low utilization color and overlapping Beige, consider new colors. Video review for consideration on Metal Roofs. Victoria asked for rule to be revisited on trim colors being lighter. Possibly swap combinations between the trim and base colors?

Manager's Report Out:

-Financials emailed out this week.

-Violation's Report – Angela shared a report from their system. Diana to draft out a status log and work on this with Angela.

-Aging Report – 1 with attorney. Violating homeowner went through process and payment has been made. Receipts from this homeowner on their wall replacement re HOA costs.

-Sample painted wall on Roxbury – motion for the Fairview Taupe, Victoria seconded, all in favor.

-Danny's scheduled May 15 and May 18. Quote to add Yucca Palm will be forwarded.

– Roof Cleaning email blast to entire community.

Diana motion to approve Architectural and Manager's report . Victoria seconded. All in favor.

Treasurers Report: Presented by Roth Block. Ahead on YTD Income +\$3K. Expenses hit with mulch \$14K, so in the Red by about \$7.2K. Danny's Tree service pre-paid invoice of \$9.8K; Angela to check on why paid in advance? When adding in surplus and spacing out budgeted tree work, we will be back in the black. Legal Expenses YtD \$3,684 against \$5k budget. Operating & reserve balance at \$260K. (Reserves \$160K)

Follow-up Business:

No comments on follow-up business from resident attendees

Follow-up business complete on trees, violations, roofs, committee reports

Community Garage Sale – Dan reached out to Rose. She agreed to coordinate, and will be in charge for Sep/Oct timeframe.

Parking Violations ongoing – Angela brought Courtesy notifications; Angela's name and number can be included. Board members provided inventory and can use as needed.

New Business

- Gerard – confirmed on running a business out of your home. Residential purposes only; single family occupancy use only. GTE restrictions paragraph one.
- Dan – Mailbox flags (red vs Georgetown gold) Angela \$32.50 for 1 gold flag w/ hardware; from back-up reserve. More research on pricing for reserve.
- Dan – Rental Homes; obtaining copies of leases.
- Roxbury Storm Drain – Ameritech handyman to make repair \$780 proposed which is high. 2nd proposal for concrete repair only, or to get a modified proposal.
- Dan \$18K budgeted for walls. Begin process and generate 2-3 proposals. Repair, seal, patch, paint. Homeowner notifications for backyards. 90-120 days. 3 bids on repairs pressure wash paint.
- Landscape Proposal – Mugrow's contract ends in July. 2 proposals MuGrow's to renew and Russel. Decision on Landscaping by June. Mugrow Roof motion to retain them, Victoria seconded, all in favor.
- Proposal from MuGrow to plant 12 Crepe Myrtles \$4.5K. Review alternatives that are less seasonal.
- Directory- Word Doc to send out and synch update with Gerard's updates. Victoria to line up directory to go to printer. Advertising still being offered.
- RV fire – prompted discussion on no overnight RVs in community. Ameritech letter w/ rule/regulations on RVs in neighborhood. No period in excess of one hour with exception of loading and unloading.

- Kensington Wall Violation – letter sent
- Airbnb – Attorney letter's out. Victoria will track down homeowner's address. Also, a look at assessment payments if by check, what address is on checks?
- June board meeting. Due to Dan being away, Roof motioned for no meeting for June. Vitoria seconded. All in favor.
- Next Meeting Tuesday, July 11.

General Questions/Comments from Residents

- Victoria on Fire Ants

Adjournment

Dan motioned to Adjourn; Diana seconded, All in favor. Meeting adjourned at 8:00pm.