

Georgetown East Association, Inc.
January 9, 2024, Board Meeting (Zoom)

Board Members Present by Zoom: Victoria Romero, Alan “Roof” Douglas, Dan Kistel, Pamela Bell, Diana Tischendorf.

Ameritech Property Manager Present by Zoom: Angela Johnson

Call to Order: Dan Kistel called meeting to order at 6:33 pm. A quorum was established with 4 of 5 Directors present (Diana to join late after 6:45pm). The January meeting was conducted via Zoom due to inclement weather.

Proof of Notice was posted on neighborhood bulletin boards, Sunday at Noon, January 7, by Dan Kistel in accordance with Association Bi-Laws.

Consent Agenda Approval: Motion by Dan to approve Consent Agenda. Victoria seconded. All present in favor.

- a. November 14th, Budget and Meeting Minutes - Motion to approve by Victoria, Dan seconded, all present in favor – certified the minutes.
- b. Committee Reports – Architectural Standards
Review of Activity Report – Nov. 10 – Jan 7. Four approved submissions in progress
- c. **Manager’s Report** – Angela Johnson; 1/8 Walk-through complete. Violations Report - 15 current/3 on hold for bids, 8 are 1st Notice. Primarily paint/repair/cleaning. Dan motion to approve Manager’s Report. Victoria seconded, all in favor.
- d. **Treasurer’s Report** – Roth Block attended Zoom call and covered Financials. To summarize, we came in \$8K over on the expense side and \$1250 over on 2023 budget. Currently at a \$279,000 Operating Balance. Two residents currently over 90-days on HOA Dues. Lake Maintenance of \$3900 paid ½ in advance, 2nd half to be paid in 2024. Grant can help reduce expenses on Lake maintenance expense, and we can take some out of aerator reserves. On delinquencies, Dan confirmed \$600 in past dues. Should have Angela seek to escalate with attorney involvement.

Follow-up Business –

1. **Resident Comments on a Specific Follow-up Business (3 min per resident):** None
2. **Engineering Drawings & Bid Process** – In Progress
3. **Violation Update and Compliance Committee** – Discussed Sam Gray’s offer to head up Compliance Committee. and Linda White and Debbie Marshal as possible members on the committee. Gerard mentioned handling requests by homeowners if the homeowner objects and is requesting reconsideration on a fine. Also, need 14 days’ notice after 2nd notice goes out. Fines at \$100/day, capped at \$1,000, then goes to attorney.
4. **Directory Update** - Directory is ready to go to print. Have Bi-laws Summary to include in directory. Postponed until new 2024 Board is selected so that Board Members can be included in Directory.
5. **BOD Intent Forms** – New Member recruitment still in progress. Discussed Leo as potential Board Member. Also, Gerard, Karen and Jane. All previous Board Members that may consider taking a seat on the 2024 Board.
6. **Attorney Clarification on Audit** – Waived the audit, and it passed unanimously for unaudited financial at last Budget Meeting. A homeowner challenged this being passed and whether board had the right to do so? If it was voted upon with all in favor, then nothing would be wrong. Waiting for the written response from Attorney – Ellen.
7. **Fountain Head** – New Nozzle is installed now at Westborough Pond. Looks Great.
8. **Sidewalk Repair and Stump grinding** – In Progress
9. **Front Yard Landscape Parameters from other HOAs** – Looking into this. In progress
10. **Three Bids on Paint Exterior Walls** – In Progress; Diana to check on ABC Painting as potential bid.
11. **Wall repair due to damage from tree on HOA Property** - Repair complete.

New Business

- 1. General Questions and Comments from Residents** on a specific follow-up business item; 3 minutes per resident. Residents should sign up before the meeting begins. (None)
- 2. Space to store 3 boxes of holiday lights and wreaths** – Dan will work with Gerard on storage arrangements.
- 3. Safety Harbor Street Tree Program** – Mixed feelings on these and how the trees might blend with the other Georgetown landscaping.

Meeting Adjournment: 7:40 Diana motioned to adjourn, Pamela seconded, all in favor. Meeting adjourned. Next meeting is 2/13/24.