

Georgetown East Association, Inc.

March 12, 2024 - Board Meeting

Board Members Present: Karen Bartoszek, Dan Kistel, Pamela Bell, Mark Nicely, Andrew Wright, Gerard Bribiescas, and Diana Tischendorf.

Ameritech Property Manager Present: Robert Kelly

Call to Order: Karen Bartoszek called meeting to order at 6:37 pm. Roll call, and a quorum was established with all Directors were present.

Proof of Notice was posted on neighborhood bulletin boards, Saturday March 9th by Karen Bartoszek in accordance with Association Bi-Laws.

Consent Agenda:

- 1 Approval of January's Board Meeting Minutes - Motion to approve by Dan Kistel, Andy Wright seconded. All in favor. January Meeting minutes certified.
- 2 Committee Reports –
A Manager's Report -Robert Kelly covering while Angela Johnson is out on vacation.
B Treasurer's Report – Roth Block
C Committee Reports – Architectural Standards – Gerard Bribiesca
- 3 Follow-up Business – Updates: Mulch Bid; Wall Proposals
- 4 New Business – 2024 Committees and appointments
- 5 General Comments and Questions from Residents (3 minutes per resident)
- 6 Adjournment

Committee Reports

Manager's Report: Bob confirmed Angela's Violations Report. Westborough residence - Duct Tape Removed; DM short term rental – Attorney letter out on 4/25. Repair of wall shared with Pamela on hold. HH 1st notice but not a 2nd notice due to call from resident “needs 2 months”. Need brought up from board on more commit and continuity on notices. On DM, Bob confirmed that HOA did their due diligence. Compliance letters were sent out to both locations with proof of mailing, so if they didn't accept them, we can begin fining.

Bob confirmed activity in compliance meeting recently held. Adrienne our attorney attended the Compliance Meeting by Zoom. Review of letters including attorney letters on short term rentals that were sent out and made very clear. On GTP, both found in non-compliance. GTP – Tenant moving out this week. Fines stand. Bob confirmed that the fining committee has one role, which is to determine yay or nay. Are they under violation at time letter sent out - Yes. Clear, concise with no room for interpretation, so clarifying we adhere to the fine.

On Committees Role, Pamela reconfirmed no committees are making final decisions, but taking items for decisions to the board for final vote. Bob advised there is a procedure in place, per the board agreeing on any violations. If still not corrected a letter goes out w/ 30-day cure, then 14-day compliance fining letter is 2nd letter. Mention was made of an appeals committee. Reality on the timeline is 30 days +14 days before fining begins. Dan Kistel pointed out that we have a fining committee. 14-day notice is by certified mail, which is final notice and then fining begins. The Fining

Committee will schedule a hearing for fining to begin. There was a final draft on this from 2 years ago. Gerard pointed out that there is a state statute that gives the homeowner the right to bring forward a dispute. The Grievance Committee is an impartial group not tied to the board that follows state statutes.

Treasurer's Report

Roth covered Treasurer's Report. Highlights: We are ahead of budget by \$9.8k. When netting out the prior year surplus, we come to \$4.4K above budget. Assets at \$279K. Delinquencies still 2 owners over 90 days – both w/ attorneys and moving forward.

Architectural Standards Committee Report – Gerard Bribiescas covered Architectural Committee Report – Retractable awning request in front window largest item and unanimously denied by Architectural Committee. Gerard completed a walk-through review of awnings for clarity and to help the board. Two board members were part of the committee's denial process. Dan pointed out this is not known to the board on the specifics. Was a retractable on the front of the house. On other standards - Pamela brought up the Color Blue at home facing Beacon Place entrance not matching up with our standard approved colors even though it was approved. Karen indicates this may be a Mary question on our process for approvals.

On decision on the retractable front awning request: Pamela motioned to deny; Dan seconded. All in favor. Request rejected. Discussion: Was a unanimous denial on a retractable awning on front of house.

Next covered was 516 GTP pending request for a Tan Vinyl Fence in their backyard. Question on the wall and who owns it? Dan mentioned we met w/ attorney regarding the extra 100 feet of the wall to get clarification on it. Gerard motioned to deny the request due to the 30-day response time. Requester can bring it back for review once we have more clarification. Dan seconded. All in favor. Request denied on vinyl fence request. Discussion: Pamela does not feel anyone on committees should make recommendations on something new to homeowners without board review first. Emphasized that this opens room for new possibilities that interfere with approved policies already in place. Option has been like or better, so something new can then cause more problems. The board would have to back pedal and then looks bad on the board and causes compliance issues to existing policy and congruency. Slows down effort for Wall Completion after all the original time spent on Wall Project.

Gerard confirmed they presented a wood wall and this was not approved. Gerard pointed out that Tan vinyl fences have been approved in other parts of the neighborhood and brought to Architectural Committee. All in favor to deny request for Tan Vinyl. Unanimously denied. Dan agreed that comments to neighbors is not appropriate before presentation to board. Better to be taken to the board vs going out by Committee in communications on issues impacting residents. Karen suggested we take on any issues on letters out there once we get to Wall Discussion.

Follow-up Business

Mulch bid and approval: Confirmed that bid came in at \$14.5K, and the new bid is within our budget. Gerard motioned to approve, Dan seconded, all in favor, unanimously approved.

Wall Proposals: Two priorities on walls are Kensington and Dartmouth. Second area would be Beacon Place Wall. Marshall would be the final area and much more complex. Patch & Painting vs easily repaired. We received our bids today. They are all over the board making them unacceptable and inconsistent for any concrete decisions. We will need a standard with scope of work. Dan confirmed we have an engineered drawing on Stucco on Wood. We are working with Angela to get cinder block sealed. Dan's shared his opinion on Ameritech's role in quote process as not doing a good job which Angela has admitted. There is a contractor named Boyd who does walls, and it's been over a year in discussion on getting his bid in from Ameritech. Bob provided input and offered up mentoring on proposals to submitters. Right now, no uniformity or specifics on scope of work. Bob also cautioned on low ball pricing.

Need to ascertain where we go from here? We have different specs for contractors. But, never specified bid this way, and w/ these options. Mark Nicely is interested in knowing if we are we allowing the wall on Dartmouth to be Vinyl? Gerard pointed out it should be what's best for the community re: walls. A statement was made from floor on

consideration of homeowners' interior walls, like Victoria's, to have an option on Vinyl. Up for debate, as Pamela pointed out her example where she, as homeowner, took responsibility on her wall replacement as like or better "not vinyl". The Board decided to table this for more discussion. Must remain w/ continuity of community and integrity of how it looks. Board can't just vote for one wall Concrete, one wall vinyl, stucco. Gerard pointed out that when he was on board previously – property survey made on what is HOA's. Pamela commented that prior to this that the HOA was doing 50/50. Dan agreed that over time there has been variations -- some non-mentions like the pond wall. Difference of opinion on wall and can be subjectional. Dan reconfirmed we need to get Boyd out to property and meet to get his price proposal, and also Pamela's referral of Stucco Bro's. Jeanette's wall is 50/50. Mark proposed he will walk neighborhood with a group to review walls in neighborhood for further assessment.

Follow-up plan on Wall Proposals:

1. Get new quote/proposals.
2. Mark Nicely – will read through Wall Policy and do a walk through.
3. Priority for replacement will be the 2 Homeowner Walls falling apart.
4. Include and look at pre-fab which Pamela pointed out as an affordable option to stucco on block.

New Business

2024 Committees and Appointments.

Architectural Standards – Gerard will remain as chair in 2024; Members on the Committee are: Roth Block, Fred Myers, Kathy Mann, Fred McFaul, Allison Thompson, Jill Casey, Diana Tischendorf and Gerard Bribiescas.

Neighborhood Engagement – formerly known as Social Committee. Rose Wilkes and Donna Edwards will both chair. Additional members to be recruited.

Infrastructure Committee – Mark Nicely to Chair – To provide oversight of the Common Areas and an extra set of eyes to ensure these are maintained. Dan Kistel, Andrew Wright and Linda Marshall will be members.

Grounds /Landscaping Committee – Karen will chair and run with it. Working on charter. Next meeting will name members.

Compliance/ Grievance Committee – Currently have Sam Gray, Linda Marshall and Debbie White (Cindy Huffer as alternate)

Committee posts - Bob Kelly indicated we can include on Georgetown East' Website - List of Committees with members. Would be a matter of adding a new tab.

Directory Update

Gerard proposed we offer spots for business cards at \$35/each to fill a blank page. i.e. Pool and Couch Pest control? Stewart's Salon is in for a business card. Expecting about 4 of these spots to fill at \$35. Pamela will have back page in color, but color will have an extra printing cost. Motion by Diana to print Pamela's back page as color for \$30 upcharge, so full page in color at \$150. Dan seconded. All in favor for color back add with small upcharge passed.

General Comments/Questions

Sam commented on prefab as a wall option, and that this was brought up in the past. Couldn't get it sold to the board at time. A good option and holds up well. This was about 5-6 years ago.

No further business

Adjournment

Motion to adjourn. Pamela motioned to adjourn at 8:27pm, Dan seconded, all in favor. Meeting adjourned.

Next Board Meeting will be held on Tuesday April 9, 2024, at Ameritech Offices