

Georgetown East Meeting Minutes

HOA Board Meeting Date: Tuesday, January 14, 2025

Meeting Location	Ameritech Offices – 24701 US 19 N
Board Member Attendees	Karen Bartoszek, Pamela Bell, Diana Tischendorf, Dan Kistel, Gerard Bribiescas
Quorum	Roll Call - Quorum established
Board Member Absentees	Mark Nicely and Andy Wright
Community Management Representative	Angela Johnson
Meeting - Called to Order/Adjourned	Call to Order – 6:31pm Adjourned – 7:29 pm
Minutes Prepared By	Diana Tischendorf
Next Meeting	Tues. February 11, 2024.

† **CERTIFY PROOF OF NOTICE** – Proof of Notice was posted on neighborhood bulletin boards, Friday 1/10/25 4:45pm by Karen Bartoszek in accordance with Association By-Laws.

† **LAST MEETING MINUTES** – Gerard moves to approve November Meeting Minutes, Dan seconded. Gerard moves to approve December Minutes, Dan seconded, All in favor November and December 2024 Meeting Minutes approved.

† **OFFICER REPORTS** –

President's Report – Karent Bartoszek reviewed.

- Wall work has started,
- At the Annual Meeting on February 11th, there will be three board seats coming open. Also, we are in search of a Treasurer and ASC Chair.
- Year recap - thankful for the team, stepping in, and things are moving forward.
- Reserve Study is underway, walk through of the sidewalks was completed, reviewed outstanding violations. We have made a lot of updates on the GTE website, and we now have a password protected section.
- House bill – Required trainings Completed,
- Fireworks brought up over New Years. Communication should go out on being mindful of neighbors and safety concerns.

Treasurer's Report: Presented by HOA Treasurer Roth Block
Review of current Budget status:

Full Year Budget

For full year, we are currently behind the budget by **\$39,924.05**

Netting out the prior year surplus, we are **\$44,945.05** behind full year budget.

Our biggest expenditures that are causing us to be over

-Legal fees – Currently \$24,106.74 over budget

-Storm Damage/Clean Up - \$14,262.71, storms with several trees down. \$4,750 reimbursable from homeowners.

-General Administration is over by \$2,228. This is specifically our special mailings that we have done this year.

- Total Assets are \$254,988 vs last month's number of \$231,607
- Delinquencies: We have \$14,781.18 in past due payments, \$6,305 are from 5 homeowners that are past due. \$2,000 in Fines not paid. \$4,750 reimbursement for tree removal. We expect these to come down.

*Dan made reminder that we committed to an in-writing collection policy stating at 60 days they go to the attorney. Gerard moved to approve Treasurer's Report, Dan seconded, all in favor. Treasurer's Report approved.

† **MANAGER'S REPORT** – Angela Johnson reviewed the Manager's Report

Three available board seats open at the annual meeting on February 11th. Reserve Study Walk through completed on January 9th. Cleared 11 violations. Roofs and Chimneys are done. Sidewalk grinding is completed with one area being rechecked and also in need of circular rounding where new oak was replaced and a fix on the curb at entrance of Roxbury. Road re-seal scheduling will be between now and February. City Grant needs additional paperwork - right of way easement.

† **NEW BUSINESS - VOTE**

Vote on Rental Leases. Karen made a motion to approve the process for the annual review of rental leases. Dan seconded. Discussion: Getting lease copies and expected that Ameritech would manage. Gerard brought up Emergency Contacts, providing an alternative delivery method on lease copies vs just electronic, and referrals to grievance committee. Karen made a motion to table this vote until the next meeting with any updates. Dan seconded, all in favor. Reference should go back to the Feb. 2023 amendments.

† **COMMITTEE REPORTS** –

Architectural Standards Committee:

-Gerard moved to approve lot 6 request for tan vinyl fence and gate w/ fed caps, Dan seconded, All in favor; (Karen abstained). A 2nd motion by Gerard was made to approve lots 86,38 and 17's request for a paint color change or architectural change. Dan seconded, all in favor approved.

Paint Book Update: There is a pending ASC meeting 1st or 2nd Saturday in February. Gerard will be stepping down as chair after the next election.

Grounds Landscaping Committee- Karen covered

Plans for a Grounds Master Plan Task Force, 5–10-year master plan.

Aquaflow is in place and completed a December inspection. The controller is working but possible short in the line along with investigating some suspected leaks. Removing timer where

the wall replacements are in progress. Scheduling a tree walk with Danny's late January to early February.

Infrastructure Committee – Dan covered in Mark's absence

Wall is going up, work is underway (Jeanette's wall). Lots of dirt visible at Marshall Entrance and same will be seen at Marshall and Beacon corner. Bids are coming in on the Perimeter Walls and for the additional homeowners. Some good news is that we are getting lower bids on block. Letter to go out to homeowners regarding Marshall Street wall are and being mindful of the area. Marshall Street wall has areas leaning out on the sidewalk, so some bracing should be considered on the Marshall Street side.

Proposed holding a February board meeting before the annual meeting to wrap up unfished business. Proposed time 5:30 before the annual meeting.

† **HOMEOWNER'S COMMENTS** – (3 minutes per resident)

- Carol - brought up recent assault reported – isolated incident.
- Sam - Shared issues on the fireworks and potential danger. Sam shared we should establish some limits on what can be fired off in the neighborhood.
- Pete - Brought up interest in differences in lease types. i.e. a lease for profit vs familial. On the supportive brace mentioned on Marshall Street side wall, shared that this could lead to a potential safety issue and to make sure city is in the loop.

† **ADJOURNMENT** – Pamela moved to adjourn at 7:29 pm. Dan seconded, all in favor. Meeting adjourned at 7:29 pm.