

Georgetown East Meeting Minutes

HOA Board Meeting Date: Tuesday, May 14, 2024

Meeting Location	Ameritech Offices – 24701 US 19 N
Board Member Attendees	Karen Bartoszek, Dan Kistel, Pamela Bell, Diana Tischendorf, Gerard Bribiescas
	Roll Call - Quorum established
Board Member Absentees	Andy Wright, Mark Nicely
Community Management Representative	Angela Johnson
Meeting - Called to Order/Adjourned	Call to Order by Karen – 6:30pm Adjourned – 7:53 pm
Minutes Prepared By	Diana Tischendorf
Next Meeting	Tues. June 11 - Monthly Board Meeting

CERTIFY PROOF OF NOTICE – Proof of Notice was posted on neighborhood bulletin boards, Sunday May 12th 11:00am by Karen Bartoszek in accordance with Association Bi-Laws.

LAST MEETING MINUTES – April 9th, Board Meeting Minutes and special April 25th Meeting Minutes reviewed for approval. Motion by Pamela to approve revised April 9th minutes and April 25 Meeting Minutes. Dan seconded; All in favor. Approved.

MANAGER’S REPORT – Presented by Angela Johnson. Financials sent to board by email on the 10th. Violations report not an accurate reflection due to the migration to new synch system. The Fining? compliance committee is currently involved on 2 violations. A walk through is in progress to review further items that have come up. Karen and Angela meet weekly to run through check point items. Received final approval for City of SH neighborhood grant for fountain on April 15th. The grant payment of \$5K is forthcoming. Updated the email blast list to provide the board with most accurate resident information. Contractor discussion to cover later in agenda. No other items to escalate or address currently.

REPORTS OF OFFICERS AND COMMITTEES –

President’s Report: Presented by Karen Bartoszek. Confirmed a format change on agenda for better efficiency. Reported out on some vandalism that occurred Saturday on Roxbury side. Firecrackers set off that resulted in a home fire and current arson investigation underway. Prior to this meeting, Karen sent out the checkpoint document that she and Angela maintain and meet weekly on. IT coverage on the website and new portal will be on the Agenda for June. Also, the insurance bids (30 days out) for Aug 8th renewal.

Treasurer’s Report - Current Budget Status: Presented by Roth Block.

- We are currently behind YTD budget by -\$1,246.88.
- Netting out the prior year surplus YTD, we are -\$2,920.55 behind budget.
- We are ahead of the full year budget by \$3,499.81 but behind by -\$1,521.19 full year when netting out the prior year surplus.

- Numbers do not include a payment to Mu-Grow that was reversed for \$6,400.
- Total Assets at \$291,590.52 vs last month's number of \$289,085.31.
- One owner' delinquency over 90 days, and one owner over 60. Revenues down by \$6k for month (due to the over 30 with current month delinquencies rising). Rise happening since the March bank/coupon book change by Ameritech.

Karen mentioned The President's Communication on updates to the neighborhood will include mention on the coupon book transition. Pam motioned to also send out an email blast to everyone with 30 days to remediate for those who have not already. Gerard seconded. All in favor for an email blast on coupon payment transition passed.

Architectural Standards Committee: Presented by Gerard Bribiescas.

Open Architectural Requests for vote included a move to approve lot #3 with a tinted sealant. Motion then rescinded. New motion made to no longer allow tinted sealers or painting of driveways in GTE.

Discussion: Clear sealant is permitted. Unanimously passed to not permit tinted sealers and painting of driveways. Lot #3s request for tinted sealer not approved

Moves were made to approve the remaining requests which included: Lot 68 Ecco Roof Terracotta and Bronze, Lot 62 repaint, and Lot 17 request for pewter gray roof. All were approved.

Motion by Gerard made to revise 2024 Awning policy – Discussion: Dan pointed out the need to include retractable awnings. Also, no awning policy previously defined for back of homes. Rescinded discussion and tabled this for further review by the board at a future meeting.

Ratify Architectural Standard Committee Charter. Move made by Gerard to approve amended charter. Dan seconded. All in favor approved.

Grounds Landscaping – Tom Geraci presented and reviewed with Karen.

- 1) **Tree trimming bid**– Reviewed May 1st tree trimming quote from Danny's Tree Service for once-a-year tree-trimming. The bid from Danny's came in at \$12,500, but then they revised and met us at our budgeted number of \$10K. Dan moved to accept Danny's Tree Service bid to trim the trees at \$10K. Pam seconded. All in favor, motion passed.
- 2) **Landscape contract bid progress** – New quote for Landscaping from Mu-grow received at \$6,670 monthly which does not include mulch and irrigation. Currently three bids out there, two others from Edgewood Landscape and Dennis at CutRight who has a pending visit.
- 3) **Irrigation system issues** – Karen provided update on irrigation. Reached out to Dave Lopez at Aquaflow, and an initial look reveals much of the system is broken right now. Two out of 9 zones at Beacon are not working and the South Marshall Entrance has a broken line with a short. Aquaflow is willing to begin work but as time and materials, so no firm bid. Discussion: Question on testing for possible water shut-off. Gerard suggested further testing prior to the next board meeting and will turn on and do a walk through.

Infrastructure Committee –

- 1) **Beacon Place Drive homeowner wall plant/tree clearing option from Mu-Grow** – Dan spoke with Mu-grow about clearing 18” back from walls for the 4 homes and Mu-Grow would substitute this time spent on the effort with their regular work in the community. Move made by Dan to accept Mu-Grow’s offer, Pamela seconded, all in favor. Motion approved for Mu-grow to handle the wall clearance along with communication by GTE to the neighbors with specifics on the date/time and disclaimer that plants/trees could die.

- 2) **Wall repair & painting progress**
 - a. Painting bids -Dol-fan approved at last board meeting to handle the clean, patch and paint for Beacon Place Wall. Received and accepted the bid. Waiting to hear back on 3 specific home walls (work in progress).
 - b. Contractor approval to begin work upon receipt of needed credentials - Board approved Stucco Bros to do the walls at the last meeting. Walk through with Stucco Bros on the three walls. Information just received on the 13th that Stucco Bros is using another company named South Shore Construction, LLC as General Contractor. Discussion: Angela and board to get with contractor to validate the relationship. HOA attorney will be finishing up and providing any suggested changes on the contract for homeowners on shared walls. Dan pointed out that Stucco Bros did a poor job of transparency and being forthcoming with their credentials to do the work. The board will postpone any decision until the next meeting. Moved by Dan to rescind the motion made last month to name Stucco Bros as selected contractor, Pamela seconded, all in favor and passed to rescind.
 - c. Wall updates – Paint for Beacon Place Wal in progress. Kensington, Dartmouth, Georgetown Place– repairs on hold until further vetting on General Contractor.
 - d. Project Oversight by Property Management - For oversight on larger projects such as perimeter walls, Ameritech can provide this service at an extra cost of 5%.

- 3) **Sidewalks**
 - a. Power washing schedule – Bids on pause for Fall after rainy season passes.
 - b. Identifying repairs needed – Sidewalk repairs part of the process and also on pause until storm season passes.

- 4) **Roxbury Pond picket fence** - Discussion: On the Wall and Fence Policy, the Roxbury Pond Fence was missed. Create a motion and tie specific fences to this. Survey on property ownership. Develop a standard for Roxbury Pond Fence. Motion passed to create a standard for Roxbury Pond Fence.

- 5) **Road re-seal bid schedule** – Planned for mid to late October. Speaking with Parking Lot Services-Gary Dykes. They did the roads for Chevy Chase and Georgetown East.

FOLLOW-UP BUSINESS

Directory distribution and communication to homeowners – Directories expected in May and to be delivered to Ameritech. Gerard to pick-up and get volunteers for distribution. 130 in total.

NEW BUSINESS

Insurance Bid Schedule – Insurance schedule already brought up. August 8th renewal, begin 30 days out.

Announcements -Rose confirmed there is a scheduled Wine and Appetizer Event for June 15th at 1213 Georgetown Drive in the side yard. BYOW. 6pm-8pm. We are looking for a new place for the Holiday Party. Under consideration is Sips and Outpost. United Smokehouse or Crooked Thumb as other options. Also plans for the October neighborhood event with a band.

HOMEOWNER’S COMMENTS – (3 minutes per resident)

Homeowner Leo Moscardini – Shared his sentiments with regards to feeling in the dark on action and next steps for HOA shared wall repair. Additional sentiments were shared by Leo on the new situation coming to light with GC, and he questions the board’s thorough due diligence. Still has dispute with the HOA attorney’s comments. Wants to make sure things are done right and by the rules.

Homeowner Pete – voiced his concerns re: his in-laws being residents of the community for the past 5-years, but as non-homeowner, being denied access to the board meetings. Feels they are a staple of the community and were always welcomed at past meetings and should be able to attend on his behalf. Also, Pete shared sentiments on the GTE Website and emails not being up to date. Still struggles with getting proper advance notice of upcoming Board Meetings.

ADJOURNMENT – motion for adjournment by Pamela at 7:53 pm, Dan seconded. All in favor of meeting adjournment. Meeting adjourned.