

# **Unofficial Minutes of the Georgetown Crossing Homeowners Association 2015 Annual Meeting**

## **Location of Meeting: Georgetown Public Library**

**1. Meeting called to order on April 14<sup>th</sup>, 2015 at 7:10 PM, by Lynn H., president and director.**

Board Members in attendance:

Lynn H., President

Robert B. – Treasurer

Vern D. – Vice President

Rita K. – Asst. Secretary

Nancy M. – Secretary

Upon review and an announcement of the number of residence on the sign in sheet and proxies received by Nancy M., of 28 homeowners in attendance or by proxy, a motion was presented by Lynn H. that a quorum had been achieved and that the meeting should continue as scheduled. Motion seconded by Robert B. and carried unanimously by residence in attendance. (See official attendance sign in sheet (attachment A) for all in attendance in person or by proxy).

Mr. Lynn H. provided a brief introduction and covered some updates to the web site that have occurred making it easier to use and access information

2. An announcement was made by Lynn H. that three positions (3) for the GTX Board of Directors were becoming vacant and in need of volunteers'. Lynn H., Robert B. and Vern D. were the only volunteers to fill these position. Voted unanimously by residents in attendance, they would remain as Board Members, in their current capacity, for a term not to exceed 2 years. It was announced that these positions will become vacant upon the HOA Annual Meeting in the year 2017.

3. A motion was presented, by Robert B. and seconded by Rob Grotty to waive the reading of the minutes from the 2014 Annual Meeting and that they be accepted as written, voted unanimously by residents in attendance.

4. The floor was opened to allow members to provide comments. Concerns were voiced regarding the amount and speed of traffic through the neighborhood as a result of the new subdivision being built at the end of Ascot and Churchill. A motion was presented to table any possible action taken until the completion of this subdivision. It was felt that the problem is a result of the construction workers and as individuals move in the situation will improve naturally. Rob Grotty suggest amendment to by laws regarding planting and growing season of trees. Stating that it is not a wise move to plant new trees at the beginning of the summer, it would result in a tremendous amount of wasted water, or dead trees. He was to check any city/state regulation if any variance was required as to the number or type of trees and report back to the President.

5. The treasurer's report was given by treasurer and director, Robert Barger. Mr. Barger reviewed the HOA P&L and the balance sheet; the cost of the fence replacement along Hwy 29, as well as fence along the SE Innerloop, that is the responsibility of the HOA. It was suggested that there were several possible options; an increase in the annual HOA fees, a special assessment placed on each resident or bank loan. Any discussion on these option was moved to the "new business" portion of the meeting. Motion was made, by resident member, to accept the P&L, Balance Sheet and budget for the year 2015 as submitted and voted unanimously by the residents in attendance.

6. There was no director's report, or committee report.

7. Any discussion of all old business was moved to the "new business" portion of the meeting

#### 8. New Business

A. A motion was floored, by a resident member, to recommend an increase of the Annual Fees by 15%, and seconded. The motion carried unanimously, in favor, by the residents in attendance. However, Mr. Lynn H. suggested an investigation be performed, to ensure we are within the state limits/laws and to increase HOA fees to the maximum allowable limit not to exceed 15%.

B. A discussion was opened regarding the repair and/or replacement of fencing along Hwy 29 and the SE Innerloop that is the responsibility of the HOA.

a. Eric floored a question pertaining to Sec. 7.5 of the current covenants regarding the portion of fence that divides homes from the Valero Shop on the corner of Hwy 29 and the SE Innerloop, whether that portion should be included as HOA responsibility rather than the individual homeowner.

b. Mr. Lynn H. reported that after a review of this section by an attorney, he was informed that this portion of the covenants was written as a fiduciary agreement between the Builder and the Homeowner, therefore, NOT the responsibility of the HOA but rather the individual Homeowner. Once the initial sale of the property is complete and possession of the property has occurred, the Builders has no further responsibility. This portion of fencing would therefore be the responsibility of the individual homeowner, as it is for the homes that back up to the "green space" along Ascot.

c. A motion was floored, by resident member, to repair the existing brick columns and to replace, rather than repair, the existing fence along Hwy 29 and the SE Innerloop that is the responsibility of the HOA, seconded by Robert Barger and voted unanimously in favor by the residents in attendance.

C. A discussion was opened regarding obtaining a "capital improvement" loan for the repair and/or replacement of the fence as mentioned above (including any misc expense for tear down, removal, etc.). As discussed, this loan would be used to purchase a type of fence that would provide a long term solution, such as vinyl and/or simulated stone, rather than wood that would once again need replacing in a relative short period. A motion was floored by a resident member, seconded by Robert Barger and voted unanimously in favor by the residents in attendance to give the Board authorization to obtain a loan for this improvement, using any increase in the annual HOA fees as the source of repayment for this loan rather than a special assessment placed on the individual homeowners.

D. Ashley Brinkoeter volunteered to obtain bids for the fence repair and replacement as stated above, as well as, verify any code enforcement that may be required for these repairs and report back to the Board.

9. With no further business to be brought before the members of the Georgetown Crossing Homeowners Association a motion to adjourn was made by Robert Barger and seconded by Ashley Brinkoeter. The motion was voted, in favor, unanimously by the residents in attendance.

Mr. Lynn H. thanked everyone for coming and the 2015 Annual Meeting of the Georgetown Crossing HOA was adjourned at 8:38pm.

**Attachment A - Sign In Sheet**  
*(personal information redacted for privacy)*

Georgetown Crossing HOA Annual Meeting Sign-In Sheet

Project: GTX HOA Annual mtg  
 Facilitator: \_\_\_\_\_  
 Place/Room: GT Library

Date: 14 April, 2015  
 Time: \_\_\_\_\_

PRINT NAME	ADDRESS	PHONE	EMAIL	SIGNATURE
1 Susan Seymore				
2 Robert Becker				
3 Thomas Wrege				
4 Kirtiben Mistry				
5 Randall Kilh				
6 Mike Abbott				
7 Andres Berrias				
8 Bill Ehridge				
9 Thad Lusk				
10 Judith Welch				
11 Eva Tschetter				
12 Dennis J. Isay				
13 Andrea Price				
14 Spring Corfield	144			
15 Sandra Ruffing	148			
16 Earl Mulben				
17 VERN Dawson	12			
18 Hecker & Son Tolin	12			
19 Brandon Satterwhite	284			
20 Kelli Satterwhite				
21 Ashley Brinbeter	144			
22 Reta Katz	133			
23 Karen Sands				
24 Todd Sands				
25 Cindy Wagner	155			
26 Allen Wagner	155			
27 JOE YANEZ	1195			
28 <del>Kirk</del> Lynn Haacy	122			
29 Joseph Cummins	177			
30 Madelyn Cummins				
31 MATTHEWS, BREN	117			

A  
 B

