

Minutes of the 02/08/2011 Meeting of the Georgetown Crossing HOA Board

1. Property Manager's Report

The meeting began with a property management report from Veronika Evans.

A. Accounts Receivable

She discussed the status of account receivables and mentioned that the HOA account had about \$3,000 of what she considered to be older debt that the board should consider taking action.

B. Contract of engagement for legal services.

She stated that the contract of engagement with Connie Heyer for legal services was completed and that the amount this firm charged for services was very competitive compared to others she had investigated.

C. HOA Fundraising.

In the packet prepared for the meeting, she reported on research Alliance had conducted concerning the question of whether a Home Owners Association had the legal right to raise funds. This was in response to query from the board at a previous meeting.

In short, the discussion concluded that generally if the HOA raised funds, it would be considered as taxable income, but not otherwise prohibited.

She added that other HOAs had various means of raising additional income, such as rentals for a clubhouse. Georgetown Crossing has no such improved property to rent, though there was a discussion of various ways in which the private park in the neighborhood might be improved.

D. New HOA Postings

She suggested that it would be helpful to post additional documents on the gtxhoa.org website including an HOA Architectural committee Approval form, 2011 and 2012 budgets, payment plan information, and a means for directly emailing HOA members.

E. Additional Offerings Available From Alliance Property Management.

She explained the Alliance Property Management "Smart Web" offering that allowed the property manager inspecting a property to take pictures of alleged violations and send them when requested to home-owners as well as make a permanent visual record of covenant violations noticed by the property manager. This involved a \$35 set-up fee and a \$20 on-going monthly charge.

She suggested another service that Alliance offers: A Covenants Compliance Inspection that would take place one week prior to the closing of any home being sold. This would be at a home-owner charge of \$120 (funds to go to Alliance Property Management). The inspection would be intended to highlight any problems with a home's compliance condition prior to a home closing.

F. Concrete Fence Pillar Repair.

She presented a bid for repair work to one of the fence pillars in the neighborhood that was in need of repair. \$575 for tear-down and assembly and \$200 if additional work was needed if rot was discovered.

G. Landscaping Contract Up for renewal.

She discussed the proposed new landscaping contract that would reduce the number of visits to the property per year from 38 vs. 42 but which would save approximately \$1,500 from the previous contract.

2. Approval of previous board meeting minutes.

The board approved as official, the unofficial meeting minutes posted on the gtxhoa.org website of the November 2011 board meeting.

3. Fundraising Activities

The board deferred any action on a possible neighborhood wide garage sale to the board meeting to occur at the next annual meeting.

4. Web postings

The board agreed to request that the gtxhoa.org website be updated with the 2012 annual budget along with the additional documents requested by Veronika Evans. It was also agreed to allow a contact button to be placed on the web-site to allow for email communication with board members

5. Lien actions

For the current overdue accounts receivables, the board voted to take action to pursue liens for accounts owning more than \$600 prior to the lien fee.

6. Fence Pillar Repair

After board discussion where Lynn Haag suggested severing strings from the concrete pillar and provide support separate from the pillar. The board agreed to contract the work to 4T Construction so long as the work did not exceed the maximum original estimate price. Veronika Evans agreed to inform the impacted homeowner before construction.

7: New landscaping contract

The board approved the new one year landscaping contract with Proscape. The new contract to begin March 1, 2012

8. Other business

The board declined to pursue the "Smart Web" and "Covenants/Compliance Inspections" offered by Alliance.

The meeting was moved from the library meeting room by 8:00 and adjourned officially by 8:21 PM.