

Unofficial Minutes of the 2011 Georgetown Crossing Homeowners Association 2012 Annual Meeting

February 21st 2012

1. Call to order, roll call and old business

This meeting was called to order at 6:31 PM in the Hewlitt Room of the Georgetown Public library.

Veronika Evans of the Alliance Management announced that quorum for the meeting had been established. 29 homeowners present or by proxy were necessary for a quorum to be reached. She announced that there were greater than 30 homeowners represented by being present or by proxy.

Current board members present were Donna Spector, Dan Henderson and Lynn Haag.

A. Minutes of previous association meeting

Dan Henderson, HOA board of directors secretary read minutes of the last called 2011 Association meeting.

A meeting was called for March 08th, 2011. Meeting was adjourned at 7:03 PM due to lack of quorum. Donna Spector moved to accept this reading of minutes as official into the record. This was seconded by Lynn Haag and approved.

2. Management report.

Veronika Evans began a management report for the association

A. 2011 annual expenses and 2012 budget

She made the 2011 annual expense report and 2012 budget available, briefly summarized the expense report and opened the floor to the association for questions.

Budget for is about \$27,000 a year. Last year the association came approximately \$1,500 under budget. The HOA is currently owed about \$4,000 from homeowners. Some homeowners pay assessments in advance. Total liability currently is about \$6000. The amount of current liability considering all items including advanced assessments.

Questions? Answers

- a. Since budget was approved, does it matter what the Association says? The budget is just estimated, the board is still responsible for proving ongoing expenditures.
- b. Why do we pay taxes? For the land that the HOA owns in common.
- d. What is using utilities? Water sprinklers mostly.

e. What is the irrigation item for? For maintaining of the irrigation system itself. This is a separate item from the utility costs. We have had some repairs done last year. We do turn off watering in the winter months (turning off when freezing weather is first expected and back on when freezing weather is finished). Note: Lawn maintenance costs, mowing, etc., a separate item, has been lowered for 2012 year (approx. 1500 in savings).

f. What is insurance for? For property liability, crime insurance, and directors and officers insurance.

g. Can we pay monthly instead of quarterly? Yes, through free direct debit through Alliance, sending a check every month, or other means. There is no other method of paying in advance, however, that does not require a checking account.

h. What happens when an owner doesn't pay dues? The gtxhoa.org website has a published collections policy. If an account is greater than \$600 overdue, expect a lien to be pursued. The board re-iterated that each homeowner could contact Alliance about setting up a payment plan. This is better than allowing late fees and other charges to accumulate on the account. Gtxhoa.org has additional details.

i. Why are so many houses for sale in the neighborhood? Currently it was observed that only 2 or 3 houses were for sale. Veronika noted that Alliance could not really address this question though a realtor might be able to provide further insight.

3. Nomination for board officers for 2012 and board member elections.

a. Veronika Evans called for nomination to the board of directors.

b. Donna Spector nominated Lynn Haag and Dan Henderson.

c. Lynn Haag nominated, Robert B., Scott Eberle, Mike Abbot and Vern Dawson.

d. Those nominated who chose to do so were invited to speak briefly about their qualifications.

Lynn Haag said he'd been going around the neighborhood getting a quorum and just wants to serve the neighborhood.

Robert B. was not present, but his spouse did attend the meeting noting that he works nights, explaining his absence at the meeting. He had been in the neighborhood 3 years and had an interest in the board.

Dan Henderson stated that he enjoys working with the community, especially maintaining the web-site for communication. He would be willing to continue to serve in whatever capacity that was needed and volunteered to continue running the web-site.

Scott Eberle, Vern Dawson and Mike Abbott did not formally speak about their qualifications but did talk about where in the neighborhood they lived.

Voting was done per new Texas legislation requirements. Each person present was required to provide a readable signature to the ballot and indicate the number of proxy votes that they represented.

Veronika Evans counted the ballots indicating that the new elected board consisted of Lynn Haag, Scott Eberle, Robert B., Vern Dawson and Mike Abbott. No information was presented breaking down the vote totals or further identifying the vote by voter or proxy.

4. Open Forum with New Board

The Association Meeting continued with an open forum with the board and Alliance property management.

a. Neighborhood meeting with Austin Police in January 2012.

In January of 2012, the neighborhood held a meeting with the Austin Police department to walk the neighborhood and talk about crime prevention issues.

Some of the suggestions at the meeting included: Maintaining security lights on your property plus including contacting the city of Georgetown utilities when a street light is out. Locking gates to ensure no easy access to the back yard – utility workers in Georgetown Crossing not needing access to the back yard of most homes to read meters. Lock cars and houses and do not leave valuables in plain sight. Recent activity in the neighborhood largely involved vehicles that were not locked – though it was noted by a homeowner that sometimes what was taken from a vehicle was not necessarily valuable items.

b. Garage sale.

At the last board meeting, the board suggested a neighborhood garage sale where the HOA would provide publicity and neighbors would pay a nominal amount from the proceeds for a sale for the HOA as a voluntary way of increasing income not involving raising of dues or assessments. This was brought up at the meeting and there were positive comments about the willingness to donate 5 or 10 dollars that way. The next board meeting would address the timing of such an event with the suggestion being made that it not be held in the summertime.

c. Fence Repair

One of the homeowners noted that there was a fence pillar being repaired. The board had addressed the repair at the previous board meeting. The work was scheduled for the Monday following the Association meeting.

d. Volunteering

A homeowner re-iterated a suggestion that the new board aggressively pursue reducing HOA expenses by using volunteer labor. The pros and cons were discussed.

e. Gas bills

One homeowner noted that they had received an unusually high gas bill recently and could not explain it by either usage or the presence of any gas leak. The HOA was queried if this was a common issue.

Some other homeowners noted that they had a recently high bill, but nothing quite to the magnitude indicated by the original owner.

A suggestion was made that homeowners continue to look at this and see if it's a common issue.

5. Election of Board officers

The board held an election of officers. Lynn Haag was appointed as President, Scott Eberle was appointed as Vice-president and Robert B. as Treasurer. Mike Abbott agreed to form the Architecture Control Committee. Dan Henderson agreed to serve as the secretary for the Association, Lynn noting that this position did not need to be held by a board officer.

Tentatively the board agreed to target March 7th in the evening for the next board meeting. When finalized the meeting notice and agenda would be posted on the gtxhoa.org website 72 hours or more prior to the next meeting.

6. Adjournment

The meeting was adjourned at 7:56 PM.