

**GEORGETOWN BOARD OF GOVERNORS  
REGULAR MEETING  
MINUTES  
WEDNESDAY, APRIL 1, 2009  
EAGLE TRACE ADMINISTRATION OFFICE**

President Marty Friedman called the meeting to order at 7:00pm. Present in addition to Mr. Friedman were Mike Newman and Christiana Shantz.

Absent: None

Management: Lou Brawer

**PRESIDENT'S REMARKS**

Mr. Friedman opened the meeting by thanking everyone for attending. He reported that everything seems to be going well especially in these economic times. Georgetown must be very vigilant with both collections and the appearance of homes to make sure the community does not deteriorate.

**APPROVAL OF THE MINUTES**

A **MOTION** was made by Ms. Shantz and seconded by Mr. Newman to approve the Minutes of the December 2, 2008 Regular Board Meeting. **MOTION PASSED 3 YES and 0 NO.**

**FINANCIAL REPORT**

Mr. Brawer reviewed the financial condition of the community through today. Currently the community is \$3322.97 under budget for the year through February 28, 2009. The following categories are over budget:

|                |          |  |
|----------------|----------|--|
| Office Expense | \$42.13  | due to check printing and coupon mailing |
| Water & Sewer  | \$218.02 |  |

There is only one unit owner that is not current on their assessment. Management is working to get this resident current before the beginning of the second quarter.

The Reserves stand at \$54,872.00

## MANAGER'S REPORT

Mr. Brawer presented his report verbally. The areas he covered included:

- 1.) Mr. Brawer presented the Board with a proposal for the repair of root damage to the roads within Georgetown. The proposal was suggested so that the Board would understand the magnitude of the problem with roots. It was found that 300 feet of storm gutter would need to be repaired at a cost of \$6500.00. While the Board was not ready to appropriate the funds to make the repairs they would like Mr. Brawer to do more research especially in regards to preventing the problem from recurring and to find out the stability of the tree once the roots are cut. Mr. Brawer will work with Potter Lawn and Landscaping on these issues.
- 2.) Mr. Brawer then reviewed the violation report that was presented to each Board member. There was concern over how the community can better enforce its Rules and Regulations.

## NEW BUSINESS

A concern was raised about the dollar weed that is still prevalent on the outside of the community. Mr. Brawer said that UPC Pest Control has treated the area and they feel that it should be under control in the near future.

All residents present felt that the interior of the community is looking much better and that the weeds are getting under control. Mr. Brawer feel that once the growing season starts that everything will look even better.

A question was raised about when the community can expect flowers to be planted. Mr. Brawer reported that the flowers are on order and should be installed by mid April. The flower of choice for this planting will be the Vinca which is similar in appearance to the Impatient.

Mr. Brawer was asked to have the pool company clean the inside of the ladders in the pool.

There was a discussion about the fence and gate at the front of the pool and the grass area at the side and rear of the pool. Mr. Brawer was asked to get a price on the following:

Replacing the existing front gate with a new gate with a self closing child proof latch;

Install a new gate to open up the grass area from the pool deck. The gate will again be self closing and childproof and will be located near where the shower presently is located.

Install a fence to close in the grass area from the parking lot;

Install a fence with a utility gate at the far end of the grass area to allow for the landscapers to get their mowers in to cut the grass area.

A **MOTION** was made by Mr. Newman and seconded by Ms. Shantz to allow Mr. Brawer to spend up to \$3500 for the above fence work. **MOTION PASSED 3 YES and 0 NO.**

There was a discussion of the benches for the cul-de-sacs. Mr. Newman and Ms. Shantz will continue to work with Mr. Brawer on this.

It was asked that flowers be installed under the Georgetown sign. Mr. Brawer will pass this on to Potter.

It was asked that the "Do Not Enter" sign be refaced. Mr. Brawer said that he is working on a list of signs all around Eagle Trace that need to be refaced and will have them done all at one time to reduce the cost.

Mr. Brawer was asked to have Potter blow off the front walls after they cut the grass.

The Board asked Mr. Brawer to get a notice out to all residents advising them not to feed the ducks.

It was suggested that Mr. Brawer delay the start telephone messages with a delay so that the beginning of the message is not cut off.

It was suggested that Mr. Brawer look into a company called "Mud Jackers" as a means of repair the storm gutters and driveways. He will do this and report back at the next meeting.

## **ADJOURNMENT**

The meeting was adjourned at 7:55pm.

Respectfully submitted,

Louis Brawer  
Property Manager