

**GEORGETOWN BOARD OF GOVERNORS  
REGULAR MEETING  
MINUTES  
THURSDAY, MAY 22, 2008  
EAGLE TRACE ADMINISTRATION OFFICE**

President Marty Friedman called the meeting to order at 7:05pm. 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. In addition he felt that Georgetown needs to get more aggressive with violations in order to make sure that the community continues to look good.

**APPROVAL OF THE MINUTES**

A **MOTION** was made by Mr. Newman and seconded by Ms. Shantz to approve the Minutes of the November 14, 2007 Regular and Budget Meeting. **MOTION PASSED 3 YES and 0 NO.**

**FINANCIAL REPORT**

Mr. Brawer reviewed the financial condition of the community through today. All accounts are in good shape and the community is approx. \$8000 under budget.

There is currently only one unit owner that is delinquent with their assessment. The gate openers for this owner and their tenants will be turned off and the matter will be turned over to the attorney for collections.

It was suggested that a letter be sent to the tenant prior to their clickers being turned off. Mr. Brawer will do this. Mr. Friedman will also talk to the tenant.

The Reserves stand at \$60,987.00

## MANAGER'S REPORT

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

- 1.) The pool furniture was the first item that was discussed. Mr. Brawer presented an inventory of the pool furniture and the cost of replacement pieces. It was suggested that the following pieces be ordered:
  - a. Straight back chairs            1 piece
  - b. Round tables                    3 pieces
  - c. Umbrellas                        3 pieces
  - d. Umbrella bases (110#'s)    3 pieces

A **MOTION** was made by Mr. Newman and seconded by Ms. Shantz to spend up to \$2500 on the above mentioned pool furniture. **MOTION PASSED 3 – 0.**

It was also suggested that 12 plastic stacking chairs be purchased and kept in the storeroom for use at community parties. This item will be included in the above motion.

- 2.) Mr. Brawer then discussed the concern of several residents with the security at the pool. It was suggested that the pool gate be locked and that only Georgetown residents have keys. Mr. Brawer said that he would bring Jay Bria from Mailbox World out to get an estimate on replacement of the gates and possibly a more secure fence around the entire pool. It was also suggested that a gate be added leading into the grass area. Mr. Brawer will report this back to the Board as soon as it is received.
- 3.) Mr. Brawer then went over the proposal from Potter Lawn and Landscaping for renovations to the front entrance and the pool area. Mr. Brawer suggested that the Board not look at the individual plant choices but rather concentrate on the overall cost of \$10,000. Mr. Brawer suggested that if this budget is acceptable then he would have Ms. Potter come up with some drawings for the Board to review. The Board instructed Mr. Brawer to move forward using the \$10,000 as a guideline. Mr. Newman asked that the front be given first attention and that the pool area be held off if necessary.
- 4.) Mr. Brawer then went on to describe the telephone notification system that was talked about at the Master Association meeting. This system would allow pre recorded messages to be sent to all residents within a very short period of time. The cost of this service is \$5 per home per year and includes unlimited uses. While the Master Association did not move forward the Georgetown Board was in favor of it and asked Mr. Brawer to see if the company has a minimum number needed and if not to get the service started for use by Georgetown. Some of the possible uses include: emergency notifications, meeting announcements, and social announcements. It was felt that this could save the Association money by reducing the number of mailings done during the year.
- 5.) The front brick pavers will be cleaned to remove the tire marks.
- 6.) There was a discussion concerning the bar area at the pool. Mr. Brawer will investigate the cost of constructing a new bar attached the wall, the removal of the sink, and the removal of the old counter bar. Once he has an estimated cost he will email the Board for approval so that the work can be completed in a timely manner.

- 7.) There was a brief discussion concerning irrigation and Mr. Brawer said that his staff has been working non stop on irrigation issues since the drought started. He will continue to monitor areas that look not to be getting enough water.
- 8.) Mr. Brawer was thanked for the dog station. He suggested that another one be installed at the other island.
- 9.) It was asked that the staff clean and paint the benches on the islands in hopes that they will last another year.
- 10.) Finally there was a discussion concerning the quality of the clean up that Potter's crews are doing. Mr. Brawer was asked to talk to Ms. Potter about the crews not blowing leaves into beds and leaving them there.

## **NEW BUSINESS**

Ms. Shantz asked about the dead tree behind a house on NW 21<sup>st</sup> Place. Mr. Brawer said that they had sent letters asking for removal only to find that the letters were going to the wrong owner. It was suggested that we find out the cost of removal and have the Association pay for it. Mr. Brawer will do this.

Ms. Shantz also thanked Mr. Brawer for his care for the community as a whole. She asked that meetings be moved to the afternoon so that Mr. Brawer does not have to come back after working a full day. Another suggestion was to alternate between afternoon and night meetings.

## **ADJOURNMENT**

The meeting was adjourned at 8:55pm.

Respectfully submitted,

Louis Brawer  
Property Manager