

**GEORGETOWN BOARD OF GOVERNORS
REGULAR & BUDGET MEETING
MINUTES
WEDNESDAY, NOVEMBER 14, 2007
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.

APPROVAL OF THE MINUTES

A **MOTION** was made by Ms. Shantz and seconded by Mr. Newman to approve the Minutes of March 26, 2007 Regular Meeting. **MOTION PASSED 3 YES and 0 NO.**

FINANCIAL REPORT

Mr. Brawer made the following Financial Report for the period ending October 31, 2007:

OVER BUDGET \$2,024

LINE ITEMS THAT ARE OVER BUDGET:

Pest Control	\$3827	due to White Footed Ant program
that was started this past July		
Insurance	\$1673	
Pool	\$100	due to \$1200 was charged for
repair to return line under pool deck		
Water	\$361	due to pool leak

LINE ITEMS THAT ARE UNDER BUDGET

Landscape Replacement
Social

Irrigation Maintenance
General maintenance

Everyone is current on their maintenance for 2007. The only balances are 2 late fees and 1 short payment. The total outstanding is \$55

The Reserves stand at \$58,674.19

MANAGER'S REPORT

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

- 1.) The coach light replacement project has been completed and all the lights are working properly. The poles have all been painted and by the end of the year the maintenance staff will try to straighten the poles that are not straight. Extra bulbs will be available at the Management Office.
- 2.) The Maintenance staff is scheduled to paint the brick pavers at the entrance next week. The color will be the same as the driveways.
- 3.) Mr. Brawer has asked Potter Lawn and Landscaping for ideas for the front entrance and the pool area.
- 4.) Mr. Brawer reported that he is very pleased with the quality of work being done by Potter's crews. He thinks residents are generally happy as well.
- 5.) The leak at the pool as been repaired.
- 6.) It was necessary to purchase some new safety equipment at the pool in order to pass our Health Department inspection.
- 7.) There was a main line break in the irrigation system last week. The repair was made by the Eagle Trace staff and everything is now working properly.
- 8.) On the suggestion of Potter the amount of watering has been turned down.
- 9.) Annuals have been planted in the front of the community. New mulch will be installed over the next week or so.

2008 COMMUNITY BUDGET

Mr. Friedman went over the 2008 Georgetown Budget and explained the lines that needed to be increased. These included:

- 1.) Insurance was increased by \$2,200
- 2.) The Master Association Assessment needs to be increased by \$899.40

- 3.) The Landscaping Contract for 2008 increased by \$5,400.
- 4.) Pest Control increased by \$6,700 which was necessary to keep the White Footed Ant program going for another year. Mr. Friedman explained that this would be necessary since if every house was not sprayed that the ants would just move and would not be eliminated.

The total budget increased by \$4,800.40 which will result in a \$15.00 increase for 2008. It is felt that this is very realistic in light of increased supply costs and especially increases in fuel costs.

A **MOTION** was made by Mr. Newman and seconded by Ms. Shantz to improve the 2008 Community Budget as presented by Management. **MOTION PASSED 3 YES and 0 NO.**

NEW BUSINESS

Mrs. Newman asked the Board why copies of the proposed budget were not sent to residents prior to this meeting. There was a discussion of the pros and cons of sending the budget and it was finally decided to address this question again next year prior to the budget meeting.

Mr. Gart asked why more residents were not in attendance at this and other meeting. The Board explained that they try to get residents out not just for meetings but for all events. Mr. Newman said that he will start up the newsletter again in hopes of keeping residents informed.

Ms. Shantz asked about the dog station that was approved at the last meeting. Mr. Brawer admitted that he had forgotten to do this and will order it immediately.

Mr. Brawer was instructed to send the resident with the dead trees in their backyard a letter to have them removed.

Mr. Brawer was instructed to take \$35,000 from our Reserve Account and put it into a CD.

ADJOURNMENT

The meeting was adjourned at 7:55pm.

Respectfully submitted,

Louis Brawer
Property Manager