

**GEORGETOWN BOARD OF GOVERNORS  
REGULAR & BUDGET MEETING  
MINUTES  
WEDNESDAY, NOVEMBER 17, 2010  
EAGLE TRACE ADMINISTRATION OFFICE**

President Marty Friedman called the meeting to order at 7:05pm. Present in addition to Mr. Friedman was Christiana Shantz.

Absent: Mike Newman

Management: Lou Brawer

**PRESIDENT'S REMARKS**

Mr. Friedman opened the meeting by thanking everyone for attending.

**APPROVAL OF THE MINUTES**

A **MOTION** was made by Ms. Shantz and seconded by Mr. Friedman to approve the minutes from the Regular Meeting held on September 22, 2010. **MOTION PASSED 2 YES and 0 NO.**

**FINANCIAL REPORT**

Mr. Brawer reviewed the collection items which included the two units that are currently owned by banks. The unit owners with small balances were also reviewed and it was decided that friendly letters will be sent asking that payment be made before the end of the year.

The community is currently \$2022.46 under budget through the end of October. This under budget includes the landscaping work that was done in the front of the community but was not budgeted. All other line items are in good shape.

The Reserves currently stand at \$40,651.26.

Mr. Brawer then presented the 2011 Operating budget and explained the line items that were changed from 2010. These included:

Master Association Assessment was increased by \$900

Electric was decreased by \$500

Water was decreased by \$400

Even as a result of these changes the 2011 budget will remain the same as 2010 and the assessment for each homeowner will remain at \$875.00 per quarter.

A **MOTION** was made by Ms. Shantz and seconded by Mr. Friedman to approve the 2011 Operating Budget as presented by management. **MOTION PASSED 2 YES and 0 NO.**

Coupons will be mailed out in early December.

### **PROPERTY MANAGER'S REPORT**

Mr. Brawer reported that everything was running smoothly within Georgetown. In his report he touched on:

The work being done by UPC Pest Control to improve the quality of the turf and shrubs. There was a concern that the community was spending too much money on these services and Mr. Brawer was asked to obtain at least one other bid and present it to the Board.

The front entrance has been sandblasted and the entrance side is being painted this week. The exit side will be painted the week after Thanksgiving.

Potter is installing flowers and mulch this week.

### **NEW BUSINESS**

Mr. Friedman opened the floor for any new business.

Ms. Shantz spoke about the following:

- a. Letter to be sent out advising residents of new driveway color
- b. Asked that Mr. Brawer contact Metro Sandblasting and determine a bulk price and include that in the letter announcing the new driveway color
- c. Asked that the exterior wall along Classic Drive be pressure cleaned
- d. Asked that walkways on cul-de-sacs be pressure cleaned
- e. Letter be sent to 12704 NW 20<sup>th</sup> Court informing them that their coach light is not working

Mr. Brawer responded and said that all of these matters will be taken care of in the very near future.

### **ADJOURNMENT**

The meeting was adjourned at 7:40pm.

Respectfully submitted,

Louis Brawer  
Association Manager