

GEORGETOWN BOARD OF GOVERNORS
REGULAR MEETING
MINUTES
WEDNESDAY, NOVEMBER 29, 2006
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. He went on to announce that our new landscaper will be starting on December 1, 2006.

APPROVAL OF THE MINUTES

A MOTION was made by Mr. Newman and seconded by Ms. Shantz to approve the Minutes of September 13, 2006 Regular Meeting. MOTION PASSED 3 YES and 0 NO. Please note that the Minutes for the Annual Meeting held on the same date will be approved at the next Annual Meeting in July 2007.

FINANCIAL REPORT

Mr. Brawer made the following Financial Report for the period ending April 30, 2006:

UNDER BUDGET \$7,977

LINE ITEMS THAT ARE OVER BUDGET:
LANDSCAPING INCLUDES
TREE REMOVAL AT POOL
MULCH
PLANTS ALONG OUTSIDE WALL
SOD REPLACEMENT

Everyone is current and the only collection issues are three outstanding late fees.

The Reserves stand at \$55,792 with an additional \$1,972 that needs to be transferred from Operating.

MANAGER'S REPORT

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

Irrigation system is still having problems. Hoover Pump has been called and they are scheduled to be here Monday morning to check on the pressure being put out by the pump. A technician from F & S Sprinkler has been called to check the system's wiring. They also should be out next week.

A leak was found in the deep end of the pool under the deck. It was in the pipes that return the water from the gutters to the pump. The repair has been made and we are just waiting to install the tiles on the deck. We have applied to CSID for a credit on our water bill.

There have been no problems this year with bugs or ducks.

We need to look into new umbrellas but it is suggested that we wait till next spring.

Eagle Trace has hired a new Administrative Assistant named Carol Karman.

Eagle Trace newsletter and Georgetown newsletter have both been mailed.

Landscape Art will be starting work on Friday, December 1, 2006. A letter of introduction will be sent to all residents along with their first month's schedule.

The painting of the exterior wall will hopefully be done during Christmas vacation.

Inspection results

Roof letters 19

Other problems 5

Coach lights 16

10.) Holiday party is scheduled for December 10, 2006 at 4:00pm.

APPROVAL OF 2007 OPERATING BUDGET

Mr. Friedman presented the proposed 2007 Operating Budget for Georgetown which increased by \$30.00. The main reason for the increase was to pass on the increase given by the Master Association. Some line items were decreased to keep the increase as low as possible.

A MOTION was made by Ms. Shantz and seconded by Mr. Newman to approve the 2007 Operating Budget as presented by Management. MOTION PASSED 3 YES and 0 NO.

A copy of the budget will be mailed to all residents with their coupons. A copy will also be placed on the web site.

NEW BUSINESS

Mr. Friedman brought up that he will be starting to look into new coach lights for the Georgetown homes. More information about this will be presented in 2007.

Management was thanked for getting the resident with the damaged car to remove it from their driveway.

It was asked whether it was possible to send out the Minutes after each meeting. The Minutes of this meeting will be included in the mailing of the coupons.

IT was asked that a notice also be put in the mailing reminding residents to check the web site.

Mr. Brawer was asked to put up a sign once the irrigation system is fully operational.

ADJOURNMENT

The meeting was adjourned at 8:00pm.

Respectfully submitted,

Louis Brawer
Property Manager