

Georgetown on the Park HOA Board Meeting

When: Tuesday, June 5, 2018, 6 pm

Present: Jane Loftus, Brenda Norris, Brenda Wilson, Bill Bodily, Becky Nyman, Boyd Rollins, Brett Walker, Rich Wells

Welcome

- AGM Minutes – Brett-motion /Jane-second- all approved
- April Board Minutes – Jane-motion /Becky-second- all approved

Financial Report

- Rich – Review of Invoices, late-delinquent payments
- Pool Temperature – Discussion-Keep it at the low end. **This week by end of day Sat we will let Rich know what temperature owners prefer.**
- Bill – Pool Rules/need to be posted as we leave the pool. **Not assigned**
- Snow Removal/Insurance paid for Directors and officers.
- **Becky will send Rich Warner email** (unclear what this is)
- Brenda N-Reserve: \$21,046.24
- Jane: Motion to approve Financial Report:-Brett-Second-all approved

Board Election to Offices

For those positions with two or more nominations, a written ballot was taken

- President: Becky/Brenda N
- Secretary: Brett/Becky
- Vice-President: Brenda W /Becky
- Treasurer: Jane

New Officers:

- President: Brenda N
- Vice-President: Becky N
- Secretary: Brett W
- Treasurer: Jane L.

Business

All action items are reflected below in **bold**.

1) CCR discussion

Raised by	Issue	Resolution
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Boyd	Concern about 2 limited plat properties, maintenance of driveways, attorneys have looked at this and turned it back to the HOA.	Brenda N will revisit this one more time with attorney. Jane to provide example language from another HOA to the board.
Brett	Concerns about water main	it was clarified that the main is the responsibility of the HOA and the lines to each unit are the responsibility of owners
Brenda N.	2.19 can the board amend operating docs	Attorney said no per Article 14
Becky	2.4 concern about keys kept by the clubhouse committee	It's up to the board to manage these. Boyd has volunteered to be the key holder. Likely resolved by the future keypad.
Brett	Approval without member approval of legal fee is anything over \$15K	Brenda N. to clarify best practices with attorneys
Brett	9.12 Window coverings seems very specific	Brenda N to ask attorney to remove
Brett	9.13 needs to reference Provo City statute	
Brett	Maintenance chart needs to be reconciled with 10.2	
Brett	By-laws 3.4	Brenda N. to ask attorney to change "or" to "and" in the clause about posting notices on doors vs. first-class mail
Brett	By-laws 3.7 on quorum	Fits best practices
Brett	4.14	Brenda N. to ask attorney to make removal of a board member to require majority
Brenda W	4.17 concern about waiver of notice	What are best practices here? We want the board to not be able to move meetings (such as regular monthly meeting). Brenda N. to ask attorney to clarify.

Below are notes captured by Brenda Norris that may add some color to the table above:

- Boyd's Concerns re his driveways – He feels the HOA should be responsible for the Driveways – Brenda W – we are responsible for our backyards and Boyd does not have a backyard Brett- should we turn this over to the Attorney for Best Practices?
- Brenda N. – The attorney has put this us back on us.
- Brett-Waterlines – Brenda W – we are responsible for our own water, but the main water line coming in the HOA is responsible -each unit is
- Jane -all her HOA's have mixed and driveways are responsibility of homeowners.
- Jane will get us HOA info and then we will contact attorney for decision.
- Boyd – Jane – What restrictions do we have if the Board decides to build a basketball court behind your house. It was limited for the owners use
- Brenda W – her siding is falling off – Prestige roofing Rich will call
- Brenda N will wait for info from Jane – We will review before contacting attorney.

- p.14 – Item six – Clarification on 15,000 Is this a standard number or can we confirm at \$10,000 - Litigation – What is our deductible (call LaMond)
- 9.12 Delete
- 10.2 Reconcile the asterisks – Add another column on Exhibit C to make sure everyone reads this.
- 9.13 -Leasing – Add that this is now a law in Provo (Aug 1)
- p.32-3.4 :should read and by posting meeting notice on door.
- p.32 Quorum – that is best practice –
- p.35 4.17 – waiver of notice – please clarify

Brenda will compile information and questions and forward to Tyler for response.

- 2) Brief discussion of old hot tub in clubhouse—was removed years ago.
- 3) Discussion about deposit amount for using clubhouse to be covered in the rules. Currently \$25.
- 4) Clubhouse water is off, toilet bowl needs to be fixed—**Jane to alert Rich via text**, bathrooms need to be cleaned—**Jane to follow up**
- 5) Boyd raised concern about sprinklers running too much. Discussion about how we address this with someone on-site that owns this. **Boyd will be the point person with Luis.**
- 6) **Brett to build a master list of landscaping issues**
- 7) **Rich to send notices to owners on walk-around issues**
- 8) **Brenda will give Jane a list of people with concrete issues and solution**
- 9) Bill raised issue of clubhouse maintenance because of pellet gun shots through windows. **Rich to get glass fixed.**
- 10) Kerr's deck—discussed the deck. Point was made that we cannot dictate backyard but have concerns about fence height between and future owners. **Brett to draft email and have two board members review before sending it to Kerrs. Letter to express appreciation and a desire to walk through.** Potentially ask attorney whether we have responsibility to other home owners.
- 11) Jane raised the possibility of building up our reserves with an assessment. **Add to next meeting agenda.**
- 12) Brenda N raised concerns about TPM's responsiveness to board assignments. **Brenda to compile a list for Rich of outstanding issues to review in next board meeting.**
- 13) Becky asked about finishing the clean up on Saturday 6/9. \$85 to empty dumpster. Discussion about removing all Alberta spruces vs. leaving some. Suggestion was made to explain how these trees are all in common areas. Suggestion we should collect input from members about issues like this in advance. Brenda N. recommended proceeding with the clean up. We will proceed with clean up 6/9 and 6/16. **Brenda W to write letter explaining what we're doing. Will indicate a special assessment of \$100 or provide labor.**
- 14) Multiple discussions about landscaping issues. **Brett to create a master list of known landscaping issues and circulate to board members for input.**
- 15) **Brenda N. to send minutes from AGM as part of her letter announcing new officers.**

Adjournment

Adjournment by unanimous decision.

Next meeting: Possibly 19 June 6pm (if draft CC&R's are ready for our approval), Brenda N. will send notice by 13 June regarding meeting.

New Business

Next agenda (topics that were briefly referenced—to be reviewed by President before formalizing next meeting agenda)

- Letter from Provo City regarding rentals
- Review list of outstanding issues that TPM has been assigned to manage
- Landscaping master plan (tree trimming, sycamores, junipers, etc.)
- Website progress
- Assessment to build reserves
- Discuss communications to homeowners regarding vandalism, maintenance, etc.
- Discuss backyard maintenance issues