

Georgetown on the Park HOA Board Meeting

When: Tuesday, August 21, 2018, 6 pm

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

Absent: Boyd Rollins

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

- Welcome
- 7/17 minutes, motion to approve – Becky, second – Bill, unanimously approved
- Financial committee update
 - \$21,051.87 in reserve (Jane)
 - Financial report (Rich)
 - Maintenance costs higher because of purchasing more fobs (that will be sold to owners)
 - Repair broken pipe at pool
 - Provo City utilities are highest during July (water bill)
 - Tree maintenance
 - Delinquent report provided
 - Brenda asked if notices are being sent consistently. Rich said it's on the notice they receive every month and then call after 2-3 months of not catching up.
 - Jane moved to approve the financials. Brenda N seconded. Unanimously approved.
- Landscape committee update (Becky)
 - Trees, etc.
 - Davies Trees trimmed all. Stump removed by Richards at no charge. Ready for replanting.
 - All privets have been installed (except 4)
 - A few issues have been encountered (unexpected concrete, etc.)
 - Arborvitaes will be planted in a few locations in September
 - Sprinkler still a concern
 - Some spots too wet (not leaking), some recent repairs aren't good enough (drip line is above ground)
 - Working on a master plan—looking at critical sections, likely won't begin until next year
 - Will have Luis do additional lawn repairs
 - Becky provided final bill for recent improvements (including dump fees, chain saw rental, privets, trees, etc.)—get a vote from the board
 - Brenda N raised the point that the board represents the owners and can make these decisions
 - Jane brought up a potential conflict of interest using Scott Nyman to plant the trees/bushes—discussion was to have board approval before committing to

- **Jane to provide final request. Rich to reimburse.**
- Architectural control committee update (Brenda W.)
 - Brenda W. raised the issue about the Watanabe's notice that their railing is out of compliance with the neighborhood
 - Brenda N. deferred that to the committee to address
 - Concrete program
 - **Concrete issue was redirected to Rich/TPM**
 - Bill mentioned he has a coating contractor that can handle some of this
 - **Jane is still trying to contact the city on tree maintenance**
 - **Brenda W. indicated that the ACC will meet again soon**
- Action item review
 - See outstanding action items list for status and updates
 - Completed items
 - Prestige Roofing contacted and vinyl repaired
 - Clubhouse window replaced
 - Clubhouse toilet deep cleaned
 - Fence between HOA and LDS Church is a common fence. We paint our side. We may share in repair costs. **Becky to provide update in the future.**
 - Reserve study sent by Rich
 - TPM has key to outside shed—**Rich to get copy to Brenda N.**
 - Discussion items
 - New pool person. Becky reported that competition with private pool maintenance is high and getting new interest is slow.
 - Brenda N. raised the need to know when the pool is temporarily closed—Rich will coordinate with maintenance guy to text Brenda N. so a general email can be sent
 - Pools can be closed separately, which could be included in the notice
 - Brett to finalize paint colors given the two shades of ivory in the neighborhood
- CC&R issue
 - Brenda N. reported on exterior maintenance issue raised by Shauna Manhart. Proposed addressing the voting timeline and whether this is a major or minor change.
 - Discussion about what the HOA is responsible for, what landscaping impact the HOA would have to assume (e.g., damaged siding, etc.)
 - **Brett/Brenda N. to compile email to board for review and final comment from all board members by 8/26**
 - Brett raised concern about notifying owners who haven't opened CC&R notices. How do we do this? **Brett to work with Rich on registered mail to owners.**
 - 317 Miller
 - 330 Warner
 - 357 Zwick
 - 394 Bodily
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- August newsletter
 - CC&R voting process

- Fall pool closure notice
- Landscaping update
- Speed limit concern (now that school is back in)
- Address concrete program timing and difficulty of getting subs

Adjournment

Adjournment by unanimous decision.

Next meeting on 9/18 6:00 pm