

Georgetown on the Park HOA Board Meeting

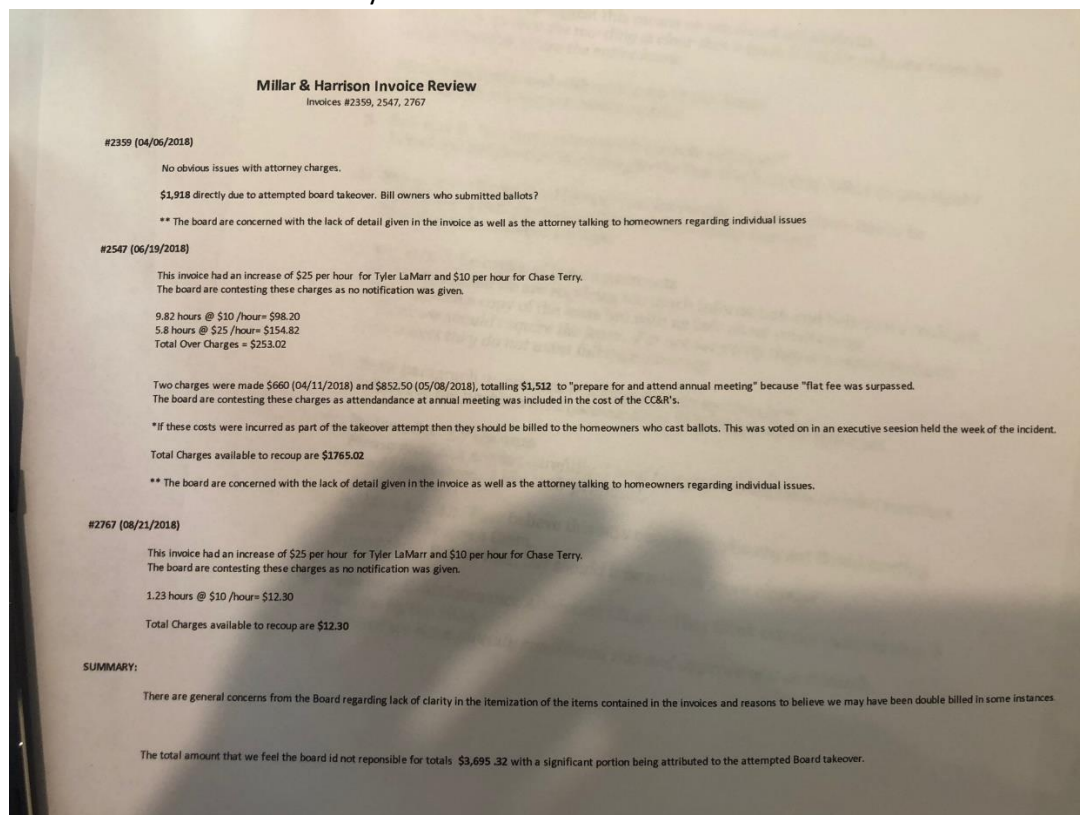
When: Tuesday, September 18, 2018, 6 pm

Present: Brenda Norris, Becky Nyman, Brett Walker, Jane Loftus, Armida Cervantes (TPM), Brenda Wilson,

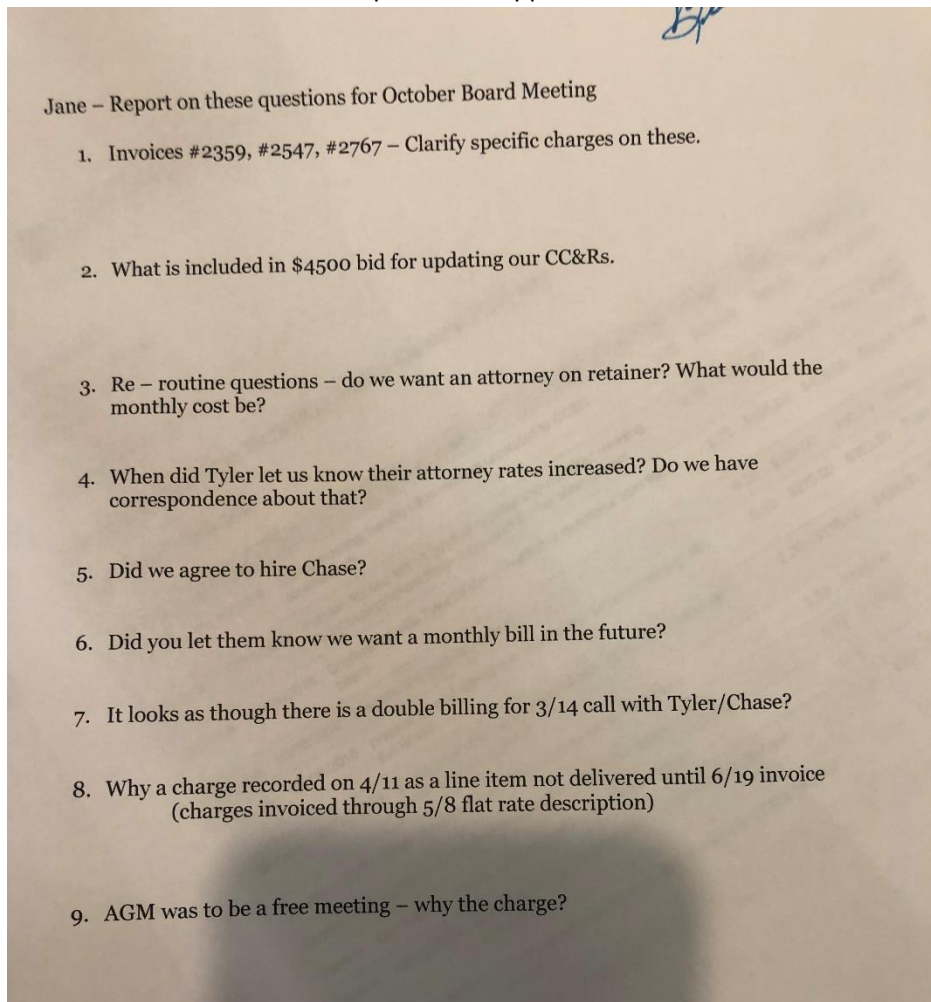
Absent: Rich Wells, Boyd Rollins, Bill Bodily

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

- Welcome
- Minutes approved—Brenda motioned, Becky seconded, unanimous approval
- Financial report (Jane)
 - Reserve at \$15,048.73
- Cashflow (Armida)
 - Review of recent expenses
 - Discussion about switching clubhouse internet to Google fiber free service—**Armida to check into it**
 - Delinquency list reviewed
 - One bid reviewed for snow removal, Rich getting additional bids
 - Brenda N. asked to review what type of “salt” each is using—**Armida to confirm**
 - Reviewed ownership and contact info for Salisbury and Sorenson units
 - Jane motioned, Brenda W. seconded, unanimous approval
- Attorney invoice review (Jane)
 - Jane provided a handout summarizing key issues from our 9/18/18 board meeting but hasn’t yet contacted the attorney



- Brenda N. referenced a list of questions supplied to Jane after our last board meeting (see below)



- Brenda N. asked why contact hasn't yet been made. Jane said that she's worked to summarize the points to be discussed.
- Discussion about what "ready" look like before we contact the attorney
- Discussion about when our contract was signed, our HOA's legal status at the time, lack of record of governing documents at the time (Brenda W. says she has a copy of those docs), etc.
 - Becky has copy of 1993 docs that may not have been recorded
- Jane recommends that all communication be done via email
- Jane needs a copy of the contract (**Brenda W. to provide that**)
- Brenda N. moved to approve Jane's summary and Brenda N.'s list of questions, Jane seconded motion, unanimously approved
 - Brett asked to see detail of Jane's analysis of #2359
 - Brett asked that invoice review be completed without incurring additional costs
 - **Jane agreed to add this and send it to attorney by 10/17**
- Brett moved that all changes discussed be approved. Jane seconded. Unanimous approval.
- CC&R review
 - Review of concerns from homeowners (Stotts and Lowmans). In general, we felt that if our proposed CC&Rs use standard language where possible and make only necessary changes
 - **Brenda N. to ask Tyler to add a clause to require that board members may not contact attorney without board approval**
 - Notes taken on hardcopy from Brenda N.

Homeowner Concerns re CC&Rs

Stott Concerns:

1. Sec. 5.12 a delete "prior to" from second to last sentence in provision.
I agree this should be deleted. agreed
2. Sec. 9.12 a Stotts suggest this means no unrelated uni students.
It seems to me that the wording is clear that a lease is not for only one room but allows freedom to use the entire home.

*Also Stotts concerned with minimum 12 mo. Lease
I believe this is what we want however.* standard language
3. Sec. 9.12 b "no appeal process for the rule violating?"
I think the notification in writing to the Board allows that. What do you think? Leave as is
4. Sec. 9.12 c charge of additional fees for rentals – Stotts believe this to be a violation of Sec. 57-8a-209(8)(c) of Community Assn Act
This should be resolved by Tyler agreed – if legal, we should have this
5. Sec. 9.12 d Re copies of lease agreements
Stotts concerned we are requiring too much information and believe we could get that not with a copy of the lease but with an info sheet we draw up.
I think we should require the lease. I'm not sure why they are concerned with this unless they do not want full transparency. Common practice change manager
ask attorney if this standard
6. Their paragraph 3: concern re a lease already agreed upon.
I don't see the problem here because these CC&Rs are not in effect yet. agreed
7. By-laws Sec. 3.7 Quorum
Please read this section carefully. I tend to agree that the rescheduled meetings should be in steps. I like their proposal. - have attorney clarify
8. By-laws Sec. 4.7 They believe this says only those who request Board meeting notices will be given them.
I don't think it says that, but should it be written more clearly? explain intent
9. Appendix C-Maintenance Allocation Chart – They think exterior painting should be done by the HOA.
I believe we have already considered this and approve of it as it stands. no

Lowman Concerns:

1. 4.8 Party Wall Easement
Can we write this more clearly or do we all understand it enough to explain it to homeowners? explain party wall common practice
2. 7.3 Owner Maintenance -Eliminate incorrect apostrophe 4th line down
Agreed – delete apostrophe in "Owner's- change to Owners agreed
3. 15.5 Covenants -Lowmans do not understand the "run with the land" etc.
Can we be more clear here? legal jargon –

- Brett/Brenda N. to draft response to concerned owners
- Process for finalizing CC&Rs
 - Brenda to submit all input by 10/18 with a request to attorney to complete by 10/24
 - Brett proposed using Docusign for approval and will check into potential charges
 - Brett to report back to board on who isn't opening emails
 - Require vote by 11/15
- Jane made suggestion that our monthly board meetings be announced to all owners in our monthly HOA newsletter along with the option to submit agenda items. **Brett to add to next issue.**
- Brenda N. proposed that spring walkaround issues be handled by the ACC. Discussion reviewing original list used to notify owners. Some new issues were uncovered in recent additional walkaround by Brenda N. and Becky. A

policy to be proposed by ACC. Discrepancies to be reconciled. Letters to be written by TPM. **Brett to send old list to ACC.**

- Landscape update from Becky.
 - Found a contact that could paint/repair garage trim (from Neil Whitaker). He could do our garages one at a time.
 - Bid circulated to board on sod replacement. Luis will charge for actual amount. Max would be the 550 ft2. Sod is still available. Brett moved that we approve. Brenda N. seconded. Unanimously approved.
 - Will address new tree issues in the spring. May replace with privets or laurels.
 - Armida will talk to Luis about type of “salt” being used for ice removal.
 - **Armida to provide landscaper contract to Becky via email.**
- Move financial review to November meeting. **Jane to call meeting with Brett after returning from a trip to review findings.**

Georgetown HOA

Outstanding action items—Updated 10/16/18

What	Who	Assigned	Due	Status
1. Pool shed (3 bids)	Rich	6/5/18	9/18	Brett sent proposal to wait until finances are available
2. Replace pool gate latch	Rich	6/5/18	9/18	Provide a bid to rebuild the pool gate
3. Concrete repair proposal	Jane	6/5/18	6/19	Hard to find workers, would appreciate if Rich could help, Bill to provide input on concrete coating
4. Garage trim maintenance	Jane	6/5/18		Need an approach for the older and newer units
5. Report on Provo City maintenance of sycamores and front parking strip	Brenda W.	6/5/18	6/19	Brenda W. to get details from Jane
6. Clubhouse keypad	Jane	6/5/18	10/22	Get one with a key and remote access
7. Main water line responsibility (check with city)	Brenda W./Jane	6/19/18		City slow to respond
8. Paint colors	Brett	7/17/18		Need to discuss two common colors across HOA
9. Request to reimburse Scott Nyman	Jane	9/18		
10. Request attorney to bill on a monthly basis	Jane	9/18		
11. Transfer \$6K and pay attorney initial payment	Jane	9/18		
12. Cover pool equipment with a tarp	Rich	9/18		
Reviewed to this point in 8/21 meeting				

13. Pool signs	Rich	7/17/18	2019 summer	Brett sent proposal to Rich
14. Fix wading pool light	Rich	7/17/18	2019 summer	

- Brett moved to adjourn. Becky seconded. Unanimous approval.

Adjournment

Adjournment by unanimous decision.

Next meeting on 10/ 16 6:00 pm