

Georgetown on the Park HOA Board Meeting

March 18, 2025

Attendees: Rich Wells, Keith Stott, Becky Olsen, Elena Miller, and Becky Nyman

1. Property Maintenance

- **Watanabe Unit:** The downspout has been secured.
- **Lighting Issues:**
 - The lights near Becky Nyman's driveway—both on the right and left sides—are out, making the area very dark.
 - **Request:** Replace the bulbs.
 - **Elena's Unit:** The light pole in front of her unit is leaning.
 - **Request:** Secure the pole or reinforce it with concrete.

2. Kerr Unit Transfer Fee

- An incorrect amount was originally sent. TPM is working to collect the full amount.
- **Received:** \$1,000
- **Outstanding Balance:** Approximately \$3,200

3. Financial Reporting

- Becky Olsen will report on the reserve amount at the next meeting.

4. Annual Homeowners Meeting Preparation

- **Date & Time:** April 15 at 7:00 PM (Board members to arrive at 6:30 PM)
- **Format:** Hybrid (in-person & Zoom)
- **Agenda Items:**
 1. Budget review
 2. Board member election (Robin's term is expiring)
 3. Rich will send an email inviting board candidates to submit their bios and nominations.

5. Other Business

5a. Clubhouse Assessment

- Brenda Wilson, Becky Nyman, and Bob Barnes met at the clubhouse and discovered that the hot tub had been filled with cement.
- **Bob Barnes' Proposal:** Keep the posts and roof to allow for cross-ventilation.
- **Next Steps:** Bob is awaiting bids. The cost is expected to be low enough to fund through an assessment.

5b. Asphalt Bids

- The board will review bids for upcoming asphalt projects. (Becky: Zwick bid. Rich: other companies.)

5c. Lawn Replacements

- The lawns will be replaced this year.
- **Units to be addressed:**
 - Elena's unit
 - 414 (Olsen Unit)
 - East side? (To be confirmed)

5d. Shrub Gaps

- The board will assess areas where shrubs are missing.
- **Action:** Becky, Keith, and Louis will conduct a walk-through to determine needed replacements.