

Georgetown Square Civic Corporation
NOTICE TO ALL HOMEOWNERS

Annual Homeowners Association General Membership Meeting
Sunday April 22, 2018 at 5:00pm Georgetown Square poolside (bring a chair)

Your attendance is very important and welcome!

No business can be completed without the presence of a quorum. If you will be unable to attend, please send your written proxy (below) with your trusted **neighbor**. (Non-members are welcome, but cannot vote nor hold proxies.)

AGENDA

Call to Order / Confirm Quorum (16 residences = Quorum)

Approve minutes from 2017 General Membership meeting

Introductions, "Thank you" to all neighborhood volunteers

Project Reports / Committee Reports

Treasurer's Report

2019 Assessments

Proposed Budget 2018-2019

Community Improvement Committee

Old Business

GSCC Website resource www.GeorgetownSquareCC.com

General Notices and Reminders

Nextdoor Bellaire www.nextdoor.com/join

New Business

Harvey recovery

Board Directors election (2 positions – Alexandra, Ashley)

National Night Out – Tuesday, October 2, 2018

Other Business

ITEMS FOR VOTE:

2017 General Membership Meeting Minutes

2018/19 Budget (4/1/2018-3/31/2019)

Board Directors Election

If you have any questions, please feel free to contact any Board member:

John Pickul, President Ashley Chappell, Vice President

Mauri Norris, Treasurer Jill Pearsall, Secretary Alexandra Grosman, Director

PROXY FORM

I/we _____ at _____
(print name) (print address)

grant my/our proxy for the General Membership meeting of the Georgetown Square Civic Corporation

on April 22, 2018 to _____
(name of attending member)

Signed by: _____ Date: _____

Meeting was held at the pool area on Sunday April 23, 2017. A quorum was confirmed as 22 residents/owners signed in or were represented by proxy (16 constitutes a quorum of the 53 properties). 15 owners were present and 7 sent proxies.

Meeting was called to order by President John Pickul at 5:10 p.m.

Meeting Minutes

The minutes from the General Membership Meeting of April 2016 were distributed with the meeting notices to all Owners/residents. Diane Wylie moved to approve the minutes as distributed. Ellen Hein seconded the motion and it passed unanimously.

Introductions

John Pickul introduced the Board members: Ashley Chappell, vice president, Mauri Norris, treasurer; Jill Pearsall, secretary; and Alexandra Grosman, director. John asked if any new residents were in attendance and welcomed them to the Community.

Thank yous

John thanked all of the neighborhood volunteers, too many to specifically mention, but noting that generous volunteers are the key reason why we are able to keep from increasing annual assessments.

Treasurer's Report and Proposed Budget 2017/2018

Mauri presented the 2016/2017 year-end financial report (March 31, 2016) that was distributed with the meeting notice. Current total balance is \$152,491.37. Annual assessments are received during December and January, and Mauri reported that all revenue for the new year is recorded, the first time in 7 years! Over the past year we were able to recoup approximately \$4,500 of assessments in arrears through a Payment Plan.

April typically sees the largest expense due to insurance renewals. Alley fencing replacements has been discussed over several years, and the Board does not anticipate raising annual assessments to cover those costs, using money market reserves instead. The year closed with \$33,289.36 in revenue and \$19,686.96 in expenses.

Mauri reviewed the proposed budget for the 2017/2018 year noting a slightly reduced revenue of \$30,253.00 and projected expenses of \$31,700 or a slight loss.

William Arteaga suggested refreshing the Newcastle landscaping (to include removing the yellow bell bushes) to enhance the value of the Community, although consideration would have to be made that the area is not irrigated. He further suggested removing dead trees, providing uniform pool furniture, awarding the yard of the month, replacing the alley fencing (see **fencing** below) and creating a Memorial Garden for those members we have lost. Mauri noted that the proposed budget includes \$3,100 in special groundkeepers services, \$1,500 for fence repair, \$3,000 for pool furniture, and \$1,000 for tree trimming.

Discussion recommended forming a Community Improvement Committee to define improvements for the Common Areas and increasing the budget to \$10,000 for the Committee to consider and prioritize the improvements. Committee membership would include Ashley Chappell, Diane Fraser and Williams Arteaga.

Ashley Chappell moved to approve the 2016/2017 financial report and 2017/2018 budget as amended. Stephen Zeff seconded the motion and it passed unanimously.

Neighborhood Maintenance, Repairs and Improvements

Letters have been sent to neighbors needing exterior maintenance to their homes. Many have complied, but a couple remain unchanged.

GSCC Website

Jill Pearsall reminded everyone that the website www.GeorgetownSquareCC.com contains official Community documents and forms for reference and use.

Notices and Reminders

Jill noted that the General Membership meeting notice was sent via email to help reduce costs of printing and mailing. Those in attendance were supportive of continuing the practice. As a reminder, in order to receive Community notifications, all residents are encouraged to provide their contact information for the Board's membership directory. The Membership Information form was available at the meeting and is available on the website.

NextDoor Bellaire

Neighborhoods are using a free online network called NextDoor, including Bellaire. On their website shares provider recommendations, items free or for sale, safety concerns, local events and much more. It's a great way to meet neighbors, get recommendations, find your lost pet, discuss crime or promote a garage sale. If you want to join, go to www.nextdoor.com/join

Area flooding / City of Bellaire contacts

Work on Locust has been done to clear and repair the storm drain lines. The Board recommends that residents not park at storm drain inlets to keep the area clear for free flow drainage. Work on Acacia is still pending. It was recommended to continue to contact the City Manager to invoke action, and make sure area flooding is reported to the City for them to know, track and record repeat incidences.

Board Member Election

Three Board member positions are up for election this year – Mauri Norris, Jill Pearsall, John Pickul. With no new nominations, Stephen Zeff moved to re-nominate and elect the existing Board members, Diane Wylie seconded and it passed unanimously.

New Business

Ashely Chappell reported that a power quality investigation was conducted to assess the power stability in the Community. Findings are available through the CenterPoint project manager assigned to Georgetown Square, Lilly Hall 713-945-4292.

National Night Out (NNO) is scheduled for Tuesday October 3, 2017. With many small children in the Community, it was suggested to start the event at 6:00 p.m. in lieu of 7:00 p.m. Mauri noted that the budget contains \$300 for an annual party and provided a summary of previous NNO events that included inviting the Police Department, providing snacks and drinks, and coordinating invitation notices. Ashley Chappell and Alexandra Grosman offered to coordinate the event. The question was raised if Evelyn's Park will be hosting a larger City event, for which Ashley and Alexandra can inquire.

Rick Norris reported that his previous inquiries into the costs to replace the alley **fencing** included one contractor proposing \$23,000. Rick noted that the existing steel posts are a significant reason why the fences are still standing as good as they are, and contractors will not work with the existing posts, instead proposing to replace them with wood posts.

William proposed an opportunity to partner with the current neighboring construction along the Kenyon alley to assess if the owner has new fencing plans and what options there may be to share in the plan and costs. William and John Pickul will follow-up with the property owner.

Adjournment

There being no further business, Arnold Arteaga moved to adjourn, Jackie Ong seconded and it passed unanimously. The meeting was adjourned at 6:44 p.m.

Respectfully submitted by
Jill Pearsall
August 1, 2017