

Georgetown Square Civic Corporation  
**NOTICE TO ALL HOMEOWNERS**

**Annual Homeowners Association General Membership Meeting**  
**Sunday May 2, 2021 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 2019 General Membership meeting

Introductions and "Thank yous" to all neighborhood volunteers

Project Reports / Committee Reports

Treasurer's Report

Proposed Budget 2021-2022

2022 Assessments

Community Improvement Committee

Old Business

General Notices and Reminders

New Business

Board Directors election (2 positions – Brian, Elizabeth from 2020 for 1 year)

(3 positions – John, Mauri, Jill from 2021 for 2 years)

Other Business

**ITEMS FOR VOTE:**

2019 General Membership Meeting Minutes

2021/22 Budget (4/1/2021-3/31/2022)

Board Directors Election

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

John Pickul, President Elizabeth McCall, Vice President

Mauri Norris, Treasurer Jill Pearsall, Secretary Brian Minton, 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 May 2, 2021 to \_\_\_\_\_  
(name of attending member)

Signed by: \_\_\_\_\_ Date: \_\_\_\_\_

Meeting was held at the pool area on Sunday April 28, 2019. A quorum was confirmed as 28 residents/owners signed in or were represented by proxy (16 constitutes a quorum of the 53 properties). 19 owners were present and 9 sent proxies.

Meeting was called to order by President John Pickul at 5:06 p.m.

### **Meeting Minutes**

The minutes from the General Membership Meeting of April 2018 were distributed with the meeting notices to all Owners/residents. Joseph Robertson moved to approve the minutes as distributed. Stephen Zeff seconded the motion and it passed unanimously.

### **Introductions**

John Pickul, president, introduced the Board members: Elizabeth McCall, vice president; Mauri Norris, treasurer; Jill Pearsall, secretary; and Brian Minton, director.

### **Thank yous**

John thanked all of the neighborhood volunteers for their work throughout the year. Without volunteers, and conscientious neighbors keeping their homes in good working order, our costs to maintain the community would be much higher.

### **Treasurer's Report and Proposed Budget 2019/2020**

Mauri presented the 2018/2019 year-end financial report (March 30, 2018) that was distributed with the meeting notice. Checking balance was \$28,008.71 and money market \$137,708.99. Mauri reported that all revenue for the new year is recorded and no one is in arrears – thank you to everyone for their timely payments! The year closed with \$30,350.57 in revenue and \$25,975.96 in expenses.

Mauri reviewed the proposed budget for the 2019/2020 year, with no proposed change to annual assessments, highlighting budgets for alley fencing (\$30,000), carry over for landscaping improvements (\$3,000), and pool repairs (\$15,000). The budget anticipates \$30,251.50 in revenue and \$73,020.00 in expenses. Excess expenses are proposed to be covered by savings.

Brian Minton moved to approve the 2018/2019 financial report and 2019/2020 budget as proposed. Stephen Zeff seconded the motion and it passed unanimously.

### **Community Improvement Committee**

William Arteaga reported for the Community Improvement Committee: William Arteaga, Peggy Ascherl, Arnold Colunga and Joseph Robertson.

William distributed a packet of information outlining recent accomplishments: alley and neighborhood drainage, neighborhood trees, common area landscaping. Of the \$10,000 approved in the 2018/2019 budget, \$2,227.26 remained unspent. William presented a proposal for a battery operated irrigation system to allow for automated irrigation along Newcastle, which is currently manually irrigated. The proposal from Southwestern Irrigation Systems totals \$2,435.63. The 2019/2020 budget carry over for landscaping improvements will cover this cost.

William also presented a project consideration for community drainage. He reported that the City deeded the alleys to the community in the 1980s, and therefore any improvements to the alleys would be the community's responsibility. Although the City recently repaired and cleared the small catch basin at Gambier alley and Acacia, which drains toward Locust, William received a proposal from a contractor who is accepted by the City of Bellaire to install 24" catch basins and 18" drainage lines in both the Kenyon and Gambier alleys adjacent to 4509 and 4529 Acacia. Each line is estimated at \$12,000.

Due to the pool repairs and fencing replacement budgeted for this year, as well as other City and State initiatives for storm drainage, it was discussed to hold these drainage improvements for future consideration.

**General Notices and Reminders**

John reminded everyone to maintain their homes and yards in a good working and aesthetic manner, and that our Deed Restrictions require Board submission, review and approval for any exterior improvements.

**Board Directors Election**

Three Board member positions are up for election this year – Jill Pearsall, John Pickul, Mauri Norris. Rick Norris nominated Jill, John and Mauri to continue as Board members. With no additional nominations, Joseph Robertson seconded the nomination and it passed unanimously.

**Pool Repairs**

The budgeted pool repairs (replaster, retile, new coping and sealant) are currently scheduled to begin May 18. Some neighbors questioned if the work should be scheduled for the Fall, but with about a week's worth of work, it felt better to get the work completed before the majority of the Summer.

**Pool gate code change**

Jill noted that with the improvements to the pool area, it would be a good time to change the pool gate code for the safety and security of the community. In addition, it would be helpful to have renewed waiver forms and membership directory information to make sure the Board has the most accurate information about the community members.

**Alley fencing replacement**

William provided two proposals for fencing replacement ranging from \$28,850 to \$33,855. Both proposals did not clearly outline the same scope of work (e.g. 7 foot pickets versus 6 foot pickets). Rick Norris also noted that from recent assessment, many of the existing fence posts have a thinner gauge than others and may not be worth saving for the long term. William proposed to decoratively cap the Kenyon alley fence as an enhancement since the alley fence is the vista point when entering the community. Since some early pricing is over the budgeted \$30,000, Peggy moved to raise the fencing budget to \$35,000. Ellen Hein seconded the motion and it passed unanimously. The Board and Community Improvement Committee will define the scope of work for the fencing replacement and get equitable qualified, competitive bids within budget. It was suggested that warranties be considered when selecting a contractor. The community will be notified before the work starts to understand the impact to the alleys and garage access.

**National Night Out**

National Night Out is scheduled for Tuesday, October 1, 2019 this year. Based on community inquiry, there is no interest to hold a Georgetown Square specific event.

**Other Business**

Exterior front yard light posts were raised as an opportunity for future funding. The current lamp posts were originally offered to neighbors when they were first installed, and the community paid for the installation. Not all neighbors participated. Many of the lamp posts are in disrepair. It was recommended to decide if we want to have the lamp posts as a homeowners' association, and if so, select a standard design and get a proposal to install them.

**Adjournment**

John Pickul noted that a Board meeting will convene after this meeting in order to elect officers. There being no further business, Peggy Ascherl moved to adjourn, Brian Minton seconded and it passed unanimously. The meeting was adjourned at 6:07 p.m.

Respectfully submitted by  
Jill Pearsall  
July 14, 2019

Month Paid	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	4/1/2020-3/31/2021 Totals	2020/2021 Approved Budget	2021/2022 Proposed Budget
<b>Beg Bk Bal</b>	57,794.02	19,307.14	19,175.34	19,000.69	18,695.86	16,311.38	15,922.87	15,580.61	12,540.44	31,133.78	32,586.56	36,711.78	36,013.41		
<b>Receipts</b>															
Realtors		125.00	125.00			125.00		125.00	125.00		125.00		750.00	125.00	375.00
Dues		523.81							18,795.24	5,509.52	4,322.22		29,150.79	30,000.00	30,000.00
Dues Refunds													0.00		
Checking Interest													0.00		
Bank Fees							-15.00	15.00					0.00		
From Savings													0.00		
Ins Recovery													0.00		
Other		64.11									0.19		64.30		
<b>Total Receipts</b>	<b>0.00</b>	<b>712.92</b>	<b>125.00</b>	<b>0.00</b>	<b>0.00</b>	<b>125.00</b>	<b>-15.00</b>	<b>140.00</b>	<b>18,920.24</b>	<b>5,509.52</b>	<b>4,447.41</b>	<b>0.00</b>	<b>29,965.09</b>	30,125.00	30,375.00
<b>Expenses:</b>															
To Savings													0.00		
Groundskeepers	1,984.22				1,984.22			1,984.22		1,984.22			7,936.88	9,000.00	9,000.00
Pool Cleaning/Olympic	205.68	205.68	205.68	205.68	205.68	205.68	205.68	205.68	205.68	211.09	211.09	211.09	2,484.39	3,000.00	3,000.00
City/Bellaire water	48.73	45.85	37.81	41.68	46.55	49.43	53.41	47.40	43.65	30.07	29.69	29.12	503.39	650.00	650.00
Reliant/NRG	59.46	60.60	56.16	57.47	47.22	63.46	68.17	64.48	77.57	86.36	81.41	29.02	751.38	1,000.00	1,000.00
POBox												166.00	166.00	130.00	130.00
Insurance **	2,062.20									1,745.00			3,807.20	4,000.00	4,500.00
Lights/Secur						10.81							10.81	300.00	300.00
Office/postage/copies								36.69					36.69	200.00	200.00
Website Maintenance								189.10					189.10	150.00	200.00
<b>Projects:</b>															
Replace Fence	33,265.00	4.05											33,269.05	35,000.00	500.00
Pool Furniture													0.00	1,000.00	500.00
Pool Repairs	41.11	306.44			100.81	184.13		175.00				263.14	1,070.63	2,000.00	1,500.00
Landscp Common Grnds								477.60					477.60	2,000.00	1,500.00
Side Walks													0.00		
Annual Mtg/Fall Party													0.00	300.00	300.00
Tree Trimming													0.00	3,000.00	2,000.00
Landscp Newcstl													0.00		
Legal	820.48	222.10											1,042.58	4,000.00	3,000.00
IRS/Taxes													0.00	100.00	100.00
Refunds													0.00		
Website Development													0.00		
Other Projects													0.00	3,000.00	3,000.00
<b>Total Expenses</b>	<b>38,486.88</b>	<b>844.72</b>	<b>299.65</b>	<b>304.83</b>	<b>2,384.48</b>	<b>513.51</b>	<b>327.26</b>	<b>3,180.17</b>	<b>326.90</b>	<b>4,056.74</b>	<b>322.19</b>	<b>698.37</b>	<b>51,745.70</b>	68,830.00	31,380.00
<b>Ending Balance</b>	<b>19,307.14</b>	<b>19,175.34</b>	<b>19,000.69</b>	<b>18,695.86</b>	<b>16,311.38</b>	<b>15,922.87</b>	<b>15,580.61</b>	<b>12,540.44</b>	<b>31,133.78</b>	<b>32,586.56</b>	<b>36,711.78</b>	<b>36,013.41</b>	<b>-21,780.61</b>	-38,705.00	-1,005.00
<b>Statement Balance</b>	<b>-22,111.84</b>	<b>-19,175.34</b>	<b>-19,000.69</b>	<b>-18,695.86</b>	<b>-16,311.38</b>	<b>-15,922.87</b>	<b>-15,580.61</b>	<b>-12,540.44</b>	<b>-31,133.78</b>	<b>-34,570.78</b>	<b>-36,711.78</b>	<b>-36,013.41</b>			
<b>Difference</b>	<b>2,804.70</b>	<b>OK</b>	<b>OK</b>	<b>OK</b>	<b>OK</b>	<b>OK</b>	<b>OK</b>	<b>OK</b>	<b>OK</b>	<b>1,984.22</b>	<b>OK</b>	<b>OK</b>			
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NOTES: Proposed 2021/22 Budget assessment revenue remains the same as in 2012/13, 2013/14, 2014/15, 2015/16, 2016/17, 2017/18, 2018/19, 2019/20, 2020/21 years at \$30,000 (shared by all 53 members).

Tax return is due on 6/15 annually for fiscal year ending 3/31 (last filed 5/8/20 for yr ended 3/31/2020)

COVID-19 Pandemic caused cancellation of HOA annual meeting in April 2020 and April 2021.

**Last updated: 4/4/2021**

Current financial statement was provided to HOA members with notice of meeting cancellation.

2021 Assessment notices mailed November 29, 2020.

As of 3/20/21 1 o/s assmt pmt 6503 G & 1 o/s partial pmt 4511 A

#### SAVINGS

Starting Balance	100,004.27	100,008.37	100,012.61	100,016.71	100,020.95	100,025.19	100,029.29	100,033.53	100,037.63	100,041.87	100,046.12	100,049.96
Interest	4.10	4.24	4.10	4.24	4.24	4.10	4.24	4.10	4.24	4.25	3.84	4.25
Deposits												
Balance	100,008.37	100,012.61	100,016.71	100,020.95	100,025.19	100,029.29	100,033.53	100,037.63	100,041.87	100,046.12	100,049.96	100,054.21
					OK	OK	OK	OK	OK	OK	OK	OK

2021 Assessment invoices mailed December 1, 2020. As of 3/20/2021 51 addresses are paid in full; 1 on pmt plan and 1 past due.

\*\* 2020

Insurance company was Perricone Insurance Company in Bellaire, they merged with J S Edwards and Sherlock. Have same contact info but main office is now in Beaumont.

Ins Contact: Ms. Terry B Wilson, 713-669-0234 Ext 2103; www.edwardsandsherlock.com