

Georgetown Square Civic Corporation
NOTICE TO ALL HOMEOWNERS

Annual Homeowners Association General Membership Meeting
Sunday April 24, 2022 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 2021 General Membership meeting

Introductions and "Thank yous" to all neighborhood volunteers

Project Reports / Committee Reports

Treasurer's Report

Proposed Budget 2022/2023

2022/2023 Assessments

Community Improvement Committee

Old Business

General Notices and Reminders

New Business

Board Directors election (2 positions – Nick and Wei)

Other Business

ITEMS FOR VOTE:

2021 General Membership Meeting Minutes

2022/23 Budget (4/1/2022-3/31/2023)

Board Directors Election

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

John Pickul, President Nick Olaverria, Vice President

Mauri Norris, Treasurer Jill Pearsall, Secretary Wei Mao, 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 24, 2022 to _____
(name of attending member)

Signed by: _____ Date: _____

Meeting was held at the pool area on Sunday May 2, 2021. A quorum was confirmed as 27 residents/owners signed in or were represented by proxy (16 constitutes a quorum of the 53 properties). 17 owners were present and 10 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 2019 were distributed with the meeting notices to all Owners/residents. Mauri Norris moved to approve the minutes as distributed. Daniel Kabotyanski 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 (absent). John also asked for new member introductions, which included Wei Mao, Nick and Joaquin Olaverria, Julia Ong and Daniel Kabotyanski.

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 and aesthetic appearance, our costs to maintain the community would be much higher.

Treasurer's Report and Proposed Budget 2021/2022

Mauri presented the 2020/2021 year-end financial report (March 31, 2021) that was distributed with the meeting notice. Checking balance was \$38,031.41 and money market \$100,049.96. Mauri reported that all revenue (assessments) for the new year is recorded and paid – thanks to everyone for their timely payments! The previous year closed with \$29,965.09 in revenue and \$51,745.70 in expenses, the largest expense being the alley fence replacement – a planned but unusual expense.

Mauri reviewed the proposed budget for the 2021/2022 fiscal year which runs from April 1 through March 31, with no proposed change to annual assessments. Mauri highlighted the approximate \$100,000 in savings in an interest bearing account for any emergent or unplanned repairs.

Elizabeth McCall moved to approve the 2020/2021 financial report and 2021/2022 budget as proposed. Daniel Kabotyanski seconded the motion and it passed unanimously.

Community Improvement Committee

William Arteaga introduced himself as the leader of the Community Improvement Committee, overseeing the various common area projects and clean up. He noted that his son Daniel helps as well. William reported the largest recent expense has been replacing the alley fences and the irrigation system along Newcastle. He asked everyone to upkeep their yards, alleyways and exterior lighting to keep the community safe and looking its best. This coming year he hopes to repair the pool fence along Acacia, investigate repairing sidewalks to eliminate tripping hazards and perhaps petition the City of Bellaire to replace several damaged and/or missing street curbs. He noted that he tries to bid all projects to use the community funds wisely, and reminded the community that the alleyways are our responsibility, not the City.

General Notices and Reminders

John reminded everyone to maintain and repair their homes and improve yards to keep a clean, safe and aesthetically pleasing environment. Our Deed Restrictions require Board submission, review and approval for any exterior improvements.

Board Directors Election

Jill noted that since a General Membership meeting did not occur last year due to the coronavirus pandemic, all Board member positions are up for election. John reported that Brian will step away from his directorship, and Elizabeth McCall offered to step down as well. Rick Norris nominated John, Mauri, Jill and Elizabeth. Elizabeth withdrew, and nominated Nick Olaverria. William recommended Nick and Wei Mao as new nominees, with John,

Mauri and Jill staying on. Nick and Wei would serve one year (positions up for reelection in 2020), John, Mauri and Jill would serve two years (positions up for reelection in 2021). William moved, Elizabeth seconded and the nominations passed unanimously.

Adjournment

John Pickul noted that a Board meeting will convene after this meeting in order to elect officers. There being no further business, Daniel Kabotyanski moved to adjourn, Elizabeth McCall seconded and it passed unanimously. The meeting was adjourned at 5:51 p.m.

Respectfully submitted by
Jill Pearsall, Secretary
October 31, 2021

Month Paid	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	4/1/2021-3/31/2022 Totals	2021/2022 Approved Budget	2022/2023 Proposed Budget
Beg Bk Bal	36013.41	34696.86	31988.96	31668.44	28296.43	27733.16	27429.69	24667.17	24232.72	40823.74	43795.32	48450.82	44495.93		
Reciepts															
Realtors	125					125					125		375	375	375
Dues	873.01								17261.9	7336.67	4828.57		30300.15	30000	34500
Dues Refunds													0		
Checking Interest													0		
Bank Fees										0			0		
From Savings													0		
Ins Recovery													0		
Other										0.09	150		150.09		
Total Receipts	998.01	0	0	0	0	125	0	0	17261.9	7336.76	5103.57	0	30825.24	30375	34875
Expenses:															
To Savings													0		
Groundskeepers		1984.22		1984.22			1984.22			2159.59			8112.25	9000	10000
Olympic Pools	211.09	211.09	211.09	211.09	254.39	211.09	254.39	254.39	254.39	254.39	254.39	254.39	2836.18	3000	3300
City/Bellaire water	28.17	31.29	33.44	31.86	35.79	49.87	42.4	49.23	74.42	84.03	77.74	72.33	610.57	650	1000
Reliant/NRG	128.3	56.3	75.99	105.84	90.2	78.41	91.56	85.98	102.14	100.17	100.71	90.74	1106.34	1000	1200
POBox												198	198	130	198
Insurance **	1947									1767			3714	4500	4500
Lights*/Secur						89.1					11.59		100.69	300	300
Office/postage/copies								44.85			3.64		48.49	200	200
Website Maintenance												189.43	189.43	200	240
Projects:															
Replace Fence												650	650	500	500
Pool Furniture							280						280	500	500
Pool Repairs				175	182.89		109.95		239.93				707.77	1500	1500
Landscp Common Grnds				864									864	1500	1500
Side Walks													0		4000
Annual Mtg/Fall Party													0	300	200
Tree Trimming		425											425	2000	1000
Lndscp Newcstl													0		
Legal													0	3000	1000
IRS/Taxes **													0	100	100
Refunds													0		
Website Development													0		
Other Projects												2,500.00	2500	3000	3000
Total Expenses	2314.56	2707.9	320.52	3372.01	563.27	428.47	2762.52	434.45	670.88	4365.18	448.07	3954.89	22342.72	31380	34238
Ending Balance	34696.86	31988.96	31668.44	28296.43	27733.16	27429.69	24667.17	24232.72	40823.74	43795.32	48450.82	44495.93	8482.52	-1005	637
Statement Balance	-34696.86	-31988.96	-31668.44	-28471.43	-27733.16	-27518.79	-24667.17	-24232.72	-40823.74	-43795.32	-48450.82	-44685.36			
Difference	0	0	0	175	0	89.1	0	0	0	0	0	0	189.43		
1 o/s ck 1 o/s ck													1 o/s ck		

NOTES: 2021/22 Budget assessment revenue remains the same as in 2012/13, 2013/14, 2014/15, 15/16,16/17, 17/18, 18/19, 19/20, 20/2021, years at \$30,000 (shared by all 53 members).

Tax return is due on 7/15 annually for fiscal year ending 3/31 (last filed 4/23/021 for yr ended 3/31/2021)

COVID-19 Pandemic caused delay of HOA annual meeting until early May 2021.

Last updated: 4/2/2022 1 assessment payments pending receipt 3/2/2022

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

2022 Assessment notices mailed on December 1, 2021

Proposed 15% increase in assessments for 2023 to \$34500 due 1/1/2023.

SAVINGS

Starting Balance	100054.21	100058.32	100062.57	100066.68	100070.93	100075.18	10079.29	100083.54	100087.65	100091.9	100096.15	100099.99	
Interest	4.11	4.25	4.11	4.25	4.25	4.11	4.25	4.11	4.25	4.25	3.84	4.25	
Deposits													
Balance	100058.32	100062.57	100066.68	100070.93	100075.18	100079.29	100083.54	100087.65	100091.9	100096.15	100099.99	100104.24	