

Georgetown Square Civic Corporation
NOTICE TO ALL HOMEOWNERS

Annual Homeowners Association General Membership Meeting
Sunday April 23, 2023 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 2022 General Membership meeting

Introductions and “Thank yous” to all neighborhood volunteers

Project Reports / Committee Reports

 Treasurer’s Report

 2023/2024 Assessments

 Proposed Budget 2023/2024

 Community Improvement Committee

Old Business

 General Notices and Reminders

New Business

 Amendment of Association documents to comply with 2015 Texas Property Code

 Board Directors election (4 positions – John, Mauri, Jill, director/Nick)

Other Business

ITEMS FOR VOTE:

2022 General Membership Meeting Minutes

2023/24 Budget (4/1/2023-3/31/2024)

Board Directors Election

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

 John Pickul, President Wei Mao, Vice President

 Mauri Norris, Treasurer Jill Pearsall, Secretary

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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 23, 2023 to _____
(name of attending member)

My/our VOTE (please circle your response):

2022 General Membership Meeting Minutes.....	in favor	opposed	abstain
2023/24 Budget (4/1/2023-3/31/2024).....	in favor	opposed	abstain

Board Directors Election ballot (to vote, please check no more than four (4) boxes or your vote will be void):

- ☐ William Arteaga (4533 Acacia)
- ☐ JoAnn Mueller (6500 Kenyon)
- ☐ Mauri Norris (6504 Kenyon)
- ☐ Jill Pearsall (6505 Kenyon)
- ☐ John Pickul (6508 Kenyon)
- ☐ Other write in: _____
- ☐ Other write in: _____
- ☐ Other write in: _____
- ☐ Other write in: _____

Signed by: _____ Date: _____

Meeting was held at the pool area on Sunday April 24, 2022. A quorum was confirmed as 20 residents/owners signed in or were represented by proxy (16 constitutes a quorum of the 53 properties). 11 owners were present and 9 sent proxies.

Meeting was called to order by President John Pickul at 5:08 p.m.

Meeting Minutes

The minutes from the General Membership Meeting of May 2021 were distributed with the meeting notices to all Owners/residents with contact information on file. William Arteaga moved to approve the minutes as distributed. Joseph Robertson seconded the motion and it passed unanimously.

Introductions

John Pickul, president, had Board members introduce themselves: Nick Olaverria, vice president (absent); Mauri Norris, treasurer; Jill Pearsall, secretary; and Wei Mao, director. Michaela Lynch (owner at 6500 Gambier) and Caty Arriaga (renting at 4509 Acacia) were welcomed as new members and participants.

Thank yous

John thanked all of the neighborhood volunteers for their work throughout the year: William and son set up for the meeting and William leads the Community Improvement Committee and organizes the common area landscaping, Jill and Mark take care of pool/area, Mauri and Rick help with treasury work and maintain security lighting, Clayton Morrison power washed the pool deck. 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 2022/2023

Mauri presented the 2021/2022 year-end financial report (March 31, 2021, end of fiscal year) that was distributed with the meeting notice. Checking balance was \$44,495.93 and money market \$100,104.24. 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 \$30,825.24 in revenue and \$22,342.72 in expenses.

Mauri reviewed the proposed budget for the 2022/2023 fiscal year which runs from April 1 through March 31, with a small proposed increase to annual assessments. Mauri highlighted the approximate \$100,000 in savings in an interest bearing account for any emergent or unplanned repairs, which could be large since alleys and sidewalks are our responsibility. 2022/2023 assessments are proposed with a 15% increase, for most this will be about \$75 more per year.

William Arteaga moved to approve the 2021/2022 financial report and 2022/2023 budget as proposed. Efrain Montoya seconded the motion and it passed unanimously.

Community Improvement Committee

William Arteaga reported several efforts for improvements, pool deck power washing, pool fence repairs and painting, and pool area landscaping. William noted that we have run into a barrier in addressing the fence and drainage issue at 130 Pamela. Our attempted repairs to the drainage issue were stopped, and the City has become involved requesting the owner to correct improper

construction. Any repair efforts have been put on hold. Based on the neighbor's resistant position of the situation, we recommend getting an official survey to locate the precise property line.

William noted new projects in the works to include sidewalk and curb repairs. Many large trees have caused the issues with the sidewalks, but we are not proposing to remove the trees.

General Notices and Reminders

Rick noted the sidewalk issues as trip hazards and described the process to repair by lifting the sidewalks with drilling and injecting cement slurry ("mud"). Rick also reported that he is keeping an eye on the security lights and has reviewed maintenance issues to notify neighbors of repair needs.

Board Directors Election

Jill noted that two Board member positions are up for election, positions currently held by Nick and Wei. Nick and Wei have offered to stay on the Board for another term. With no nominations from the floor, Mauri moved to cease nominations and elect Nick and Wei by acclamation. Joseph Robertson seconded and it passed unanimously.

Other Business

Mauri asked attendees if they are interested in a community event. We have previously participated in National Night Out, but participation waned over the years. We can also hold a general community gathering to meet your neighbors. If anyone is interested, please notify a Board member.

Mauri noted that one home is currently for sale on Gambier, and two newer owners have made great improvements to their homes – thank you for your efforts!

Adjournment

John Pickul noted that a Board meeting will convene after this meeting in order to elect officers. There being no further business, Joseph Robertson moved to adjourn, Rick Norris seconded and it passed unanimously. The meeting was adjourned at 5:41 p.m.

Respectfully submitted by
Jill Pearsall, Secretary
June 5, 2022

NOTES: Proposed 10% assessment increase for 2024 to \$37,950. 2022/23 Budget assessment revenue increased by 15% to \$34,500, assessment budget for years 2013-2022 set at \$30,000 (shared by all 53 members). Tax return is due on 7/15 annually for fiscal year ending 3/31 (**last filed 4/27/2022 for yr ended 3/31/2022**) Increase in assessments for 2023 of 15% due 1/1/2023.

Last updated: 4/1/2023 Final assessment for 2022 paid in September 2022, including late fees and interest.

Final 2023 assessment received on February 9, 2023 (incl late fee). **All owners currently paid in full through 12/31/2023.**

[illegible]