

Old Georgetown Village
Board of Directors Monthly Meeting
October 8, 2018

Attending

Board Members: Barbara Wise, April Kates, Steven Soto, Jan Armstrong, Alexei Kondratiev

Abaris Management: Shireen Ambush

Homeowners: A. Lasover, J. Wollard, A. Awanohara, J. Schlaffer

Meeting:

The meeting was called to order at 7:30 pm.

The Board approved the August 2018 meeting minutes.

Treasurer's Report: Alexei presented the Budget update: In July the surplus in the operating budget was depleted by the summer landscaping projects. He noted we have another \$7600 surplus, but the Board noted this surplus would be depleted by the approx.. \$8,000 in fall landscaping projects that had been approved during Sept.

Actions:

- 1. Discussion about audit of HOA:** The discrepancies were explained by Abaris and the audit firm. The explanation was understood and accepted by the Board. (accounting error of HOA dues) There was no cost to the HOA for the discrepancy once it was corrected.
- 2. Proposed 2019 Budget:** The Board discussed and agreed that a 5% increase in the HOA dues was acceptable. The Budget as shown and agreed to during the meeting will be sent to the homeowners for their approval at the next HOA meeting in November. Board members noted that we are spending over 100K per year in landscaping expenses.
- 3. Pest Control – Additional bait stations proposed by Connors:** The pest control company did a walk around with B. Marsden and proposed 50 more bait stations. Board members asked whether the current number of bait stations has been finding rodents, but S. Ambush did not know, and B.

Marsden was not at the meeting. Discussion tabled until B. Marsden can discuss with entire Board.

- 4. T. Cooper Security Contract: 2019 Security patrol contract was approved. Cost will be same as 2018 (25,000).**
- 5. AW Landscape snow removal proposal:** This was reviewed and there are no increases from the previous year. This proposal was approved by the Board.
- 6. Proposal for replacement street lamps and new bollard lights for dark alleyways: Board decided to approve spending approximately \$77,000 for new bollard lights for the dark places to be begun in 2018.** Board decided we cannot afford to do all the work at once due to the high expense. Board moved to not start the replacement street lamps until 2020, which is in line with the replacement schedule for the community. PSE will be the contractor for the first phase of lighting updates. Board decided not to get any other bids for this work. Board decided we had the money in reserves to do the first project. PSE will be asked to restructure their bids so that the bollard lights are all in one contract, and all the replacement streetlamps in another. There were questions about some of the specifics of the new streetlamp lights and their brightness. AKates offered to call PSE and get answers and provide to the Board following the meeting.
- 7. Hearings Pending for two homes:** 5803 Tudor has fixed their front door, so no hearing will be needed. 5800 Tudor needs ot repair fence, and 5801 needs to repaint garage door. If violations do not get fixed Board will have hearings before Nov. meeting.
- 8. Website for HOA:** Steve S. noted he will start working on loading up information (such as HOA documents, etc) to the new website. Board members will community pictures will provide to him.
- 9. Other issues:** A. Lasover asked for another letter to be sent to homeowners, reminding them to put away recycle and trash bins after pickup. Board did not move to do this. Homeowner requested the street lamp be repaired between 5818 and 5822 Tudor, she said it has been out. S.Ambush noted that she will make sure this repair occurs in the next week.

Meeting was adjourned at approx.. 8:00 PM.

Sincerely,

April Kates