

Old Georgetown Village Home Owners Association Board Meeting

October 13, 2014

Attendance

Board Members: (4) Don Carlson, Patsy Clark, Barbara Wise, Alexei Kondratyev

Homeowners: (7) Alana Lasover, Barbara Marsden, Barbara Hecker, Jamie Wollard, Oleg Burtsev, Rachel Weinstein, Ed Glodeck

Management: Shireen Ambush

The board meeting was called to order 7:35 P. M. The September minutes were approved.

Alexei gave the **Treasurer's report**. A discussion ensued about the Reserve Study. The crux of the conversation was that this document is an independent report by a professional company that we have updated every four or five years. The report contains costs for large ticket item fixtures and services that make up our community. It was decided that we should have our Reserve Study updated in the next year or so soon after we have a large expense such as street work/paving.

There were no comments or questions from homeowners about the **2015 budget**. The Board voted to approve it. The audit and tax return preparation service proposal was presented by Shireen and approved.

The foreclosure sale for **11229 Empire Lane** was cancelled. The owner hired an attorney. There is an October 15th court date for a "show cause" hearing about the homeowner violating the court order regarding the unconcealed wires that were installed after the cleanup of that house.

The repair work on the association-owned retaining wall in front of 5900 Dorchester Way has been tabled until spring. Various **landscape** improvements/repair proposals were received from AW for the alley behind 11350 Empire and 11310 Empire. One includes installing a cherry tree near the top of the stairs where the Zelcova died coming up from Edson Lane to Empire. The Veirs proposal for the same area to install a "catch basin" to stop the erosion was accepted. The AW proposal for Commonwealth at the Nicholson entry was also approved. It includes planting hollies, redbuds, cherry laurels, removing dead yews and rearranging the remaining yews.

All **street work** will be postponed until spring. The Board voted for Shireen to re-bid the complete repaving job of all of our streets for spring 2015. She will get prices to re-pave all of the streets at once and also get costs to re-pave ½ the streets in the spring and the other ½ of the streets the following year.

The **snow removal** contract from Earl Wright was discussed. Due to the supposed imminent retirement of Mr. Wright he increased his pricing substantially from last year's. Shireen recommended getting proposals from others such as AW and Lancaster Landscaping. It was stated by a homeowner and agreed upon by some board members and other homeowners that the service that we got from Earl Wright has been exceptional and that we do not want to risk not having flawless snow removal services this year.

Alana Lasover made her **real estate report**, reporting that two houses are sale for \$725,000 and \$695,000. Shireen said any violations on these houses should be corrected prior to giving out the closing documents. Since it is too late for that it was decided that at the next inspection the violations will be recorded for the new owners to correct.

Barbara Wise reported that the **home inspections** have not been completed. Edson Lane needs reinspection and documenting. When the Edson report is received Elaine Bellama and Barbara will complete the final forms to give to Abaris. Letters will be sent to those owners who still have violations.

The meeting was adjourned at 8:50 P.M.

Respectfully submitted,

Patsy Clark, Secretary