



2025 Annual Members Meeting Minutes

Meeting Location: Georgetown Public Library- Friends Room

Meeting Date: May, 18, 2025

Meeting Time: 5:30pm

Board Members in Attendance:

Dodie Marin- President
Desiree Kawell- Secretary
Denise Jimenez- Treasurer
Joy Dunaway- Member at Large

1. Call to Order / Quorum @5:35pm
2. Board Introductions
3. Please hold all questions and comments until Open Floor
4. Treasurer's Report- Presented by Denise Jimenez
 - a. Balance Sheet - January, 2025 to April, 2025
 - b. Profit and Loss Statement - January, 2025 to April 30, 2025
 - c. Bank account balance as of April 30, 2025
 - d. Budget-
 - i. Current Budget
 1. Used most numbers from previous year/board
 2. Updated PO Box, Tax Filing, QB Transfer Fees with amounts paid in 2024
 3. Added Community Garage sale
 - ii. Budget Amendments-
 1. Liability Insurance - corrected number of homes; caused increase from \$2,010/ year to \$2,260/year
 2. Mowing Contract - cancelled US Lawn following challenging communication and US Lawns did not complete any mows for April or first two weeks of May. Contracted with Keller, 2nd place proposal we received; caused slight increase from \$545.50/month to \$638.44/month.
 - iii. Vote on Budget Amendment-
 1. Amend budget to reflect changes noted above- Dodie motion, Joe Dukes 2nds motion- motion carries



5. What we have been doing on behalf of the Members- Presented by Dodie Marin

- a. Requests for Quotes for Liability Insurance
 - i. Three quotes received
 - ii. New insurance company is The Cincinnati Insurance Companies
 - iii. Secured required liability policy with addition of property damage coverage for a significant savings over previous years
- b. Requests for Proposals for Mowing Common Areas
 - i. Five proposals received
 - ii. Awarded contract to US Lawns based on price
 - iii. After 5 weeks of non service and challenging communication, we voted to cancel the US Lawn contract
 - iv. Voted to award new contract to Keller Commercial & Home Services
 - 1. Contract signed 5/15
 - v. They will start mowing next week. (week of 5/19/25) Their contract includes mowing full stretch of Stadium Dr
- c. Communicating with City for mowing Stadium Dr, west of CKB
 - i. City considers Stadium Dr a Right Of Way (ROW); will only mow every 90 days
- d. Communicating with County for mowing Stadium Dr, east of CKB
 - i. County considers Stadium Dr a ROW; will only mow every 90 days
- e. Attended and spoke at Planning & Zoning Committee meeting for new construction planned on CR 152
 - i. Requested road improvement for CR 152 and Stadium Dr before traffic increase due to new construction; was told roadway improvements will come "later"
- f. Communicating with City for drainage issues and roadway issues at Crystal Knoll Blvd at Stadium Dr and Crystal Knoll Blvd at CR 152
 - i. Ditch at CKB and Stadium trenched to help water drain better
 - ii. April 14th - Repairs put on hold due to other projects, Poppy Fest and then weather
 - iii. May 13th - "work resumed" message
 - iv. May 14th - "work on hold until 5/26" message; this delay may be because construction company putting in infrastructure has started repairing roadways they disturbed
- g. Communicating with County for roadway issues within neighborhood
 - i. Emailed request March 20th
 - ii. Requested status report on request April 15th; was told to give more time



- iii. Requested status report May 1st; was told no specific details to share, but they are actively working on our request; check back mid month
- iv. No response from May 14th update request email
- h. Communicating with construction company putting in infrastructure along CR 152
 - i. Emailed on April 13th
 - ii. April 14th - replied they were nearing completion; would be cleaning and clearing areas, replacing asphalt, and seeding areas where grass was disturbed; stated they should be done by 4/21/25.
 - iii. Emailed on 5/14 requesting an updated timeline; no reply
 - iv. 5/16 - asphalt being replaced on CR 152 and at neighborhood entry roads
- i. Mailboxes repair
- j. Christmas Decorations Contest
- k. Revamping website
 - i. Organizing meeting announcements, agendas, minutes
 - ii. Added members update
 - iii. Added resale certificate request form
- l. Shred Files from Shed
 - i. Boxes of paperwork in shed were date checked; all dates were beyond seven year hold requirement; all boxes taken to be shredded
- m. Community Garage Sale
 - i. 12 members registered- more sales also
- n. Upcoming - Flags for Memorial Day
 - i. Keith Barnett has offered to place flags at each driveway
 - ii. Volunteers to help him? One person or family per a street?
 - 1. Joe Dukes volunteered to assist with placing flags
- 6. Member Events Survey- Presented by Dodie Marin
 - a. Will be emailed to members soon
 - b. We are hoping for lots of replies
- 7. HOA Assessments- Presented by Dodie Marin
 - a. Will be sent out in June via email and postal mail
 - i. Board wants to transition to email to decrease the cost of printing and mailing fees.
 - b. Amount will be the same - \$115, with a \$15 credit for on time payment



8. Moderated Open Floor
 - a. Board will moderate conversation from the floor stemming from statements, suggestions or questions
 - i. Joe Dukes- request to post American flags owned by him at the entrance sign for flag related holidays. Graciously Approved.
 - ii. Member - Questions regarding HOA has power/ability to enforce CCR/bylaws. Discussion regarding the need to update Governing Documents, but an update would need increased participation from Members.
 - iii. Member - Question if members can help to document/contact the construction company and/or county regarding issues related to construction on 152. Dodie gave an email address, roadrequest@wilco.org to contact the county, and encouraged members to send emails.
 - iv. Member -
 1. Asked if Members will be able to pay yearly dues online- Yes, online payment will be available
 2. Concerned because she was not able to get into the neighborhood through the back side. Dodie explained that this was a temporary issue due to construction, and that road was now open.
 3. Question asking if HOA was reimbursed for damaged mailboxes- Yes, HOA was reimbursed for expenses to repair damaged mailboxes.
 4. Are there plans to paint the mailbox kiosks? They have not been painted since installation.- At this time, the Board has not planned to repaint the mailbox kiosks. The Board has discussed repairs needed to the neighborhood entrance sign. Board will add painting kiosks to items to discuss. Signage repair and *kiosk painting will be added to the next Board meeting agenda.*
9. Adjourn @ 6:08pm