

Cornerstone at Georgetown Townhomes

July 27, 2026

6:00pm

Albaugh Family Senior Community Center

MINUTES

Board members present: Deb Hill, Tom Froehle, Jason Hancock, Roezanne Saxton, Jerry Getman

Property Manager present: Jeff Horner

- 1) **Call meeting to order:** at 6:07pm.
- 2) **Introductions:** Jeff introduced himself and advised the homeowners in attendance that Happy Trees will be coming to work on trees in the near future, with ground work by Etch forthcoming. Bids for concrete work and power washing are forthcoming, with lighting work also a priority. Notices for homeowners who need to do cleanup work will be sent.
- 3) **Establish quorum:** 51 out of 61 units are represented. Quorum reached.
- 4) **Approval of past minutes, 2025 Annual Meeting:** The minutes were sent to homeowners via mail. A motion to approve the minutes by acclamation passed.
- 5) **Financial Report:** Operating expenses as of June 30, 2026, are \$44,516.93; reserves are \$102,188.16.
- 6) **Renewal of Association Covenants:** Each owner has received a packet with the covenants for the association. The state of Iowa requires covenants – which cover general use, not bylaws or articles of incorporation – to be renewed every 21 years. After Property Management by Design was hired, it was discovered that the covenants were not renewed, so they must be re-signed by every homeowner for them to renew. Jeff advised that covenants cannot auto-renew due to Iowa law.

PM by Design worked with the Brick Gentry law firm to renew covenants. Four amendments that were passed over the years were incorporated into the new covenants. Otherwise, the format is the same as before, with a few subtle changes, mostly due to the original builder no longer being in business.

A question came up about pages 18 and 19 of the original covenants not appearing on the covenants that are posted online. The attorney emailed the missing pages to the homeowner as requested. The document homeowners received already contained those missing pages. Jeff advised that the association will no longer supply any further legal fee; out of the homeowners in attendance, only three homeowners recommended further legal review. Jeff also mentioned that no penalty would be assessed if homeowners do not sign the covenants.

Another question came up about last year's dues increase. The increase was necessary due to increased insurance costs, and the previous dues only covered basic maintenance – and no further increases were made for 2026 while the board was able to find insurance through a different company for a lower cost. Jeff advised that future budgets are built from mid-October through December based on historical data, and that 10% of funds have to be put away on reserve for loans to be FHA eligible. No two HOAs are exactly the same, so our dues should not be compared to those of other HOAs.

Another question came up about an online deferred maintenance schedule. Those are only available via reserve study, which would cost about \$3,500.

7) **New Business**

- a) **Voting – New board members:** Questions came up about who is eligible for the board and what board positions entail. The board now meets once a month, usually on the third Monday, with ad hoc meetings as needed. There are no limits on how long board members can run. Any homeowners are eligible.

Candidates: Incumbents Deb Hill, Roezanne Saxton, and Tom Froehle have volunteered to run again. Jason Hancock and Jerry Getman declined to run for additional terms due to personal reasons. Sheriise Rey, Ryan Smart, and Liz Kirk agreed to run as well. Voting by paper ballot was held due to six candidates running. Final vote totals during the first round:

- **Liz Kirk:** 47
- **Roezanne Saxton:** 41
- **Tom Froehle:** 40
- **Ryan Smart:** 37

There was a tie for 5th place between Sheriise Rey and Deb Hill, with 36 votes apiece. Both candidates gave speeches over why they should be the chosen candidate. A second vote was held for the last board position, and Sheriise received it over Deb, 46 votes to 42.

- 8) **Management Report** – Jeff Horner, Property Management by Design. Topics were already discussed earlier.
- 9) **Adjournment:** at 7:34pm

Cornerstone at Georgetown Association Sign-in Sheet
Annual Meeting - Monday, July 27, 2025

PROXY

UNIT OWNERS:


230 NW Georgetown Blvd, Voting Member

7/27/26
Date


232 NW Georgetown Blvd, Voting Member

7-27-2026
Date


234 NW Georgetown Blvd, Voting Member

7-27-26
Date


236 NW Georgetown Blvd, Voting Member

7/27/2026
Date

P


238 NW Georgetown Blvd, Voting Member

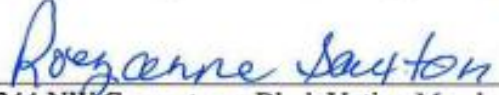
7/27/2026
Date


240 NW Georgetown Blvd, Voting Member

7/27/26
Date


242 NW Georgetown Blvd, Voting Member

7-27-26
Date


244 NW Georgetown Blvd, Voting Member

7/27/26
Date


246 NW Georgetown Blvd, Voting Member

7/27/26
Date


248 NW Georgetown Blvd, Voting Member

7/27/26
Date

Cornerstone at Georgetown Association Sign-in Sheet
Annual Meeting - Monday, July 27, 2025

Zing Alch
250 NW Georgetown Blvd, Voting Member

7/27/2024
Date

Alisa Ginn
252 NW Georgetown Blvd, Voting Member

7/27/2024
Date

Kate Fost
254 NW Georgetown Blvd, Voting Member

7/27/2024
Date

Melinda Bush
256 NW Georgetown Blvd, Voting Member

7/27/2024
Date

Amanda Farwell
258 NW Georgetown Blvd, Voting Member

7/27/2024
Date

Katie Southern
260 NW Georgetown Blvd, Voting Member

7/27/2024
Date

262 NW Georgetown Blvd, Voting Member

Date

Deb Hill
264 NW Georgetown Blvd, Voting Member

7/27/2024
Date

Taylor Fench
266 NW Georgetown Blvd, Voting Member

7/27/26
Date

Deb Hill
268 NW Georgetown Blvd, Voting Member

7/27/2024
Date

P

Deb Hill
270 NW Georgetown Blvd, Voting Member

7/27/2024
Date

P

Cornerstone at Georgetown Association Sign-in Sheet
Annual Meeting - Monday, July 27, 2025


326 NW Georgetown Blvd, Voting Member

07 26 2026
Date


328 NW Georgetown Blvd, Voting Member

07-26-2026
Date


330 NW Georgetown Blvd, Voting Member

7-27-26
Date


332 NW Georgetown Blvd, Voting Member

7/27/26
Date


334 NW Georgetown Blvd, Voting Member

7/27/26
Date


336 NW Georgetown Blvd, Voting Member

7/27/26
Date


338 NW Georgetown Blvd, Voting Member

7/27/26
Date


340 NW Georgetown Blvd, Voting Member

7/27/26
Date


342 NW Georgetown Blvd, Voting Member

7/27/26
Date

P

344 NW Georgetown Blvd, Voting Member

Date

346 NW Georgetown Blvd, Voting Member

Date

Cornerstone at Georgetown Association Sign-in Sheet
Annual Meeting - Monday, July 27, 2025

<u>Shirley Ybarra</u> 304 NW Georgetown Blvd, Voting Member	<u>7/27/26</u> Date	_____
<u>Tom Froehle</u> 306 NW Georgetown Blvd, Voting Member	<u>7/27/26</u> Date	<u>P</u>
<u>Shirley Ybarra</u> 308 NW Georgetown Blvd, Voting Member	<u>7/27/26</u> Date	<u>P</u>
<u>asp</u> 310 NW Georgetown Blvd, Voting Member	<u>7/27/26</u> Date	_____
<u>Marty Poh</u> 312 NW Georgetown Blvd, Voting Member	<u>7/27/26</u> Date	_____
_____ 314 NW Georgetown Blvd, Voting Member	_____ Date	_____
<u>Marty PR</u> 316 NW Georgetown Blvd, Voting Member	<u>7/27/26</u> Date	<u>P</u>
<u>My Hy</u> 318 NW Georgetown Blvd, Voting Member	<u>7-27-26</u> Date	_____
<u>Tom Froehle</u> 320 NW Georgetown Blvd, Voting Member	<u>7/27/26</u> Date	<u>P</u>
<u>Tom Froehle</u> 322 NW Georgetown Blvd, Voting Member	<u>7/27/26</u> Date	_____
<u>Patricia Williams</u> 324 NW Georgetown Blvd, Voting Member	<u>7/27/26</u> Date	_____

Cornerstone at Georgetown Association Sign-in Sheet
Annual Meeting - Monday, July 27, 2025

Grand E. Graham
272 NW Georgetown Blvd, Voting Member

7/27/26
Date



Osmaney Savones
274 NW Georgetown Blvd, Voting Member

2/27/26
Date

276 NW Georgetown Blvd, Voting Member

Date

Todd Kistner
278 NW Georgetown Blvd, Voting Member

2-27-26
Date


280 NW Georgetown Blvd, Voting Member

 7/27/26
Date

282 NW Georgetown Blvd, Voting Member

Date

Lydeare R. Baker
284 NW Georgetown Blvd, Voting Member

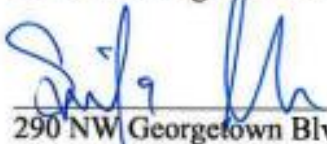
7-27-26
Date

Matthew Long
286 NW Georgetown Blvd, Voting Member

7-27-2026
Date


288 NW Georgetown Blvd, Voting Member

7/27/26
Date


290 NW Georgetown Blvd, Voting Member

7/27/26
Date

Bashra Moghman
302 NW Georgetown Blvd, Voting Member

7/27th/2026
Date

Cornerstone at Georgetown Association Sign-in Sheet
Annual Meeting - Monday, July 27, 2025

JAMES M. REED 7-27-26 ✓
348 NW Georgetown Blvd, Voting Member Date

Brian W. Johnson 7/27/26 ✓
350 NW Georgetown Blvd, Voting Member Date

Megan Sundry 7/27/26 _____
352 NW Georgetown Blvd, Voting Member Date

_____ _____ _____
354 NW Georgetown Blvd, Voting Member Date

_____ _____ _____
356 NW Georgetown Blvd, Voting Member Date

Jon F. Hinkle 7/27/26 P -
358 NW Georgetown Blvd, Voting Member Date

_____ _____ _____
360 NW Georgetown Blvd, Voting Member Date

PROXY FORM

Date: 7-25-2026

I, Franklin Rasmussen, owner of 316 NE Georgetown Blvd
(Name of Homeowner) (Homeowner Address)
and a voting member of Cornerstone at Georgetown hereby appoint Marty Bohlmeier
(Name of Designee)
to serve as my proxy holder to attend the association's annual meeting to be held July 27, 2026, 6:00pm at the
Albaugh Family Senior Community Center, Ankeny, IA. I am authorizing the proxyholder named above to vote
and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the association's annual meeting held on July 27, 2026
at 6:00pm and will expire at the adjournment of the annual association meeting.

I have requested that the Proxy Holder vote on my behalf, or vote as noted below.

Frank Rasmussen
Homeowner Signature
7-25-26
Date
Frank Rasmussen
Homeowner Printed Name

Proxy Forms can be:

- Delivered to any member or board member to bring to the meeting.
- Scanned and emailed back to JeffHorner@PM-ByDesign.com by July 25, 2026.
- Mailed and received by July, 25, 2026 to:

Property Management by Design
C/o: Cornerstone at Georgetown
2602 SW Westwinds Blvd
Ankeny, IA 50023



PROXY FORM

Date: 7-27-26

I, Duede, owner of 342 NW Georgetown Blvd
(Name of Homeowner) (Homeowner Address)
and a voting member of Cornerstone at Georgetown hereby appoint Nick Hebert
(Name of Designee)

to serve as my proxy holder to attend the association's annual meeting to be held July 27, 2026, 6:00pm at the
Albaugh Family Senior Community Center, Ankeny, IA. I am authorizing the proxyholder named above to vote
and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the association's annual meeting held on July 27, 2026
at 6:00pm and will expire at the adjournment of the annual association meeting.

I have requested that the Proxy Holder vote on my behalf, or vote as noted below.

Doug Duede 7-27-26
Homeowner Signature Date
Doug Duede
Homeowner Printed Name

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Property Management by Design
C/o: Cornerstone at Georgetown
2602 SW Westwinds Blvd
Ankeny, IA 50023

PROXY FORM

Date June 19, 2026

I, Elizabeth Giesking, owner of 308 NW Georgetown Blvd
(Name of Homeowner) (Homeowner Address)
and a voting member of Cornerstone at Georgetown hereby appoint Shirley in unit 304 @ Georgetown
(Name of Designee)

to serve as my proxy holder to attend the association's annual meeting to be held July 27, 2026, 6:00pm at the
Albough Family Senior Community Center, Ankeny, IA. I am authorizing the proxyholder named above to vote
and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the association's annual meeting held on July 27, 2026
at 6:00pm and will expire at the adjournment of the annual association meeting.

I have requested that the Proxy Holder vote on my behalf, or vote as noted below.


Homeowner Signature

June 23rd 2026
Date

Liz Giesking (308)
Homeowner Printed Name

Proxy Forms can be:

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2602 SW Westwinds Blvd
Ankeny, IA 50023

PROXY FORM

Date: _____

I, JOSH SORRELL, owner of 270 NW GEORGETOWN BLVD.
(Name of Homeowner) (Homeowner Address)

and a voting member of Cornerstone at Georgetown hereby appoint DEB HILL
(Name of Designee)

to serve as my proxy holder to attend the association's annual meeting to be held July 27, 2026, 6:00pm at the
Albaugh Family Senior Community Center, Ankeny, IA. I am authorizing the proxyholder named above to vote
and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the association's annual meeting held on July 27, 2026
at 6:00pm and will expire at the adjournment of the annual association meeting.

I have requested that the Proxy Holder vote on my behalf, or vote as noted below.

Homeowner Signature

6/19/26
Date

JOSH SORRELL
Homeowner Printed Name

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Property Management by Design
C/o: Cornerstone at Georgetown
2602 SW Westwinds Blvd
Ankeny, IA 50023

PROXY FORM

Date: 6/17/26

I, Robyn Davis, owner of 268 NW Georgetown Blvd,
(Name of Homeowner) (Homeowner Address)
and a voting member of Cornerstone at Georgetown hereby appoint Deb Hill
(Name of Designee)

to serve as my proxy holder to attend the association's annual meeting to be held July 27, 2026, 6:00pm at the
Albaugh Family Senior Community Center, Ankeny, IA. I am authorizing the proxyholder named above to vote
and act on my behalf to the extent that I would be personally present.

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at 6:00pm and will expire at the adjournment of the annual association meeting.

I have requested that the Proxy Holder vote on my behalf, or vote as noted below.

Robyn Davis 6/17/26
Homeowner Signature Date
Robyn Davis
Homeowner Printed Name

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2602 SW Westwinds Blvd
Ankeny, IA 50023



PROXY FORM

Date: 7/11/24

I, Andrea Dickerson, owner of 236 NW Georgetown,
(Name of Homeowner) (Homeowner Address)
and a voting member of Cornerstone at Georgetown hereby appoint Jason Hancock
(Name of Designee)
to serve as my proxy holder to attend the association's annual meeting to be held July 27, 2026, 6:00pm at the
Albaugh Family Senior Community Center, Ankeny, IA. I am authorizing the proxyholder named above to vote
and act on my behalf to the extent that I would be personally present.

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at 6:00pm and will expire at the adjournment of the annual association meeting.

I have requested that the Proxy Holder vote on my behalf, or vote as noted below.

Andrea Dickerson 7/11/26
Homeowner Signature Date
Andrea Dickerson
Homeowner Printed Name

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Property Management by Design
C/o: Cornerstone at Georgetown
2602 SW Westwinds Blvd
Ankeny, IA 50023

PROXY FORM

Date: 6-22-26

I, Rhonda Brown, owner of 306 NW Georgetown Blvd, Ankeny IA
(Name of Homeowner) (Homeowner Address) 50023
and a voting member of Cornerstone at Georgetown hereby appoint Tom Froehle
(Name of Designee)

to serve as my proxy holder to attend the association's annual meeting to be held July 27, 2026, 6:00pm at the
Albaugh Family Senior Community Center, Ankeny, IA. I am authorizing the proxyholder named above to vote
and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the association's annual meeting held on July 27, 2026
at 6:00pm and will expire at the adjournment of the annual association meeting.

I have requested that the Proxy Holder vote on my behalf, or vote as noted below.

Rhonda Brown 6-22-26
Homeowner Signature Date

Rhonda Brown
Homeowner Printed Name

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Property Management by Design
C/o: Cornerstone at Georgetown
2602 SW Westwinds Blvd
Ankeny, IA 50023

PROXY FORM

Date: 7-6-26

I, Brittney Miller, owner of 358 NW Georgetown Blvd
(Name of Homeowner) (Homeowner Address)
and a voting member of Cornerstone at Georgetown hereby appoint Board Committee
(Name of Designee)

to serve as my proxy holder to attend the association's annual meeting to be held July 27, 2026, 6:00pm at the
Albaugh Family Senior Community Center, Ankeny, IA. I am authorizing the proxyholder named above to vote
and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the association's annual meeting held on July 27, 2026
at 6:00pm and will expire at the adjournment of the annual association meeting.

I have requested that the Proxy Holder vote on my behalf, or vote as noted below.

B Miller
Homeowner Signature

7-6-26
Date

Brittney Miller
Homeowner Printed Name

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Property Management by Design
C/o: Cornerstone at Georgetown
2602 SW Westwinds Blvd
Ankeny, IA 50023

PROXY FORM



Date: 7/27/26

I, Bachira Boukari, owner of 320 NW Georgetown Blvd,
(Name of Homeowner) (Homeowner Address)

and a voting member of Cornerstone at Georgetown hereby appoint Tom Froehle,
(Name of Designee)

to serve as my proxy holder to attend the association's annual meeting to be held July 27, 2026, 6:00pm at the
Albaugh Family Senior Community Center, Ankeny, IA. I am authorizing the proxyholder named above to vote
and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the association's annual meeting held on July 27, 2026
at 6:00pm and will expire at the adjournment of the annual association meeting.

I have requested that the Proxy Holder vote on my behalf, or vote as noted below.

[Signature]
Homeowner Signature

7/27/26
Date

Bachira Boukari
Homeowner Printed Name

Proxy Forms can be:

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Ankeny, IA 50023