

GARDEN COURT TOWNHOUSE ASSOCIATION

Board of Director's Meeting – April 28, 2025

Meeting was called to order at 7:04 p.m. by Rosemary Hulett

Board Member(s) Present

Rosemary Hulett – President
Harold Gause – Vice President
Rolland Craig - Treasurer
Tamika Hill – Secretary
Suffayyah Noor – Director
Freeman Pendleton, Jr. - Director
Scott Adler – EPI Management Rep.



NEXT BOARD MEETING

**** MONDAY, MAY 19, 2025 ****

7:00 P.M.

Via Conference Call at 877-568-4106

Access Code: 701-601-837

First 30 Minutes is for homeowner's remarks.

ALL HOMEOWNERS ARE WELCOME

Guest Speaker

- Chief Jim shields of Hazel Crest Fire Department shared various fire safety programs offered to the residents. (Additional details are attached at the end of the minutes.)
 - Two free smoke detectors, including installation, are offered to the seniors exclusively for the next two months. Afterwards, the offer applies to all residents.
 - Residents are invited to attend the Pancake Breakfast/Blood Drive on June 1st from 8am-1pm. Firefighters are cooking, an all-you-can eat pancake breakfast for \$7. The goal is 14 units of blood because there is a massive shortage.
 - Chief Shields will provide the board with a flyer for RAVE, a free app for residence that informs the residence of major incidents, road closings, etc.
 - Chief Shields invites all residents to come by the Fire Department to pickup a "File of Life" packet, which includes a magnet for emergency contacts and medical needs to provide better care in the instance of emergency vehicles being needed at their home.
 - Chief Shields wants all homeowners to know that he has an open-door policy, so please do not hesitate to come by his office.

Open Forum/Homeowners Remarks

- Homeowner informed the board that landscapers are using their yard outside the realm of their job.
- Homeowner asked that all neighbors try to remove plastic newsprint wrappers from their driveway and pick up trash blown around the development on windy days.

Secretary Report

- Motion made by Rolland Caraig for approval of minutes from March. Motion seconded by Harold Gause. Motion passed by unanimous vote.

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- Last year we were over budget due to landscaping, concrete work, and general repairs.
- **43** homeowners in arrears, totaling **\$76,716.51**.
- Motion made by Tamika Hill for Treasurer Report approval. Motion seconded by Freeman Pendleton, Jr. Motion passed by unanimous vote.

Management Report

- Management delivered the dawn-to-dusk light lights to the clubhouse on April 21st. Issues at Amazon caused delivery delays.

- Management contacted Sgt. Milligan for information to provide to homeowners of where to sign up for notifications of incidents in the village. Go to Hazelcrest.dataforcommunitytrust.org for current details on community crime and public safety activity.
- Management has requested an update from the village regarding an anticipated date for the street, curb, and lawn area to be restored from the hydrant leak.
- Management provided the board with a census card list of compliant and non-complaint homeowners.
- Management submitted to the board the revised collection policy, which will be sent to all homeowners prior to the board's approval at the May meeting.
- Management provided the board with an invoice from Barry Roofing for inspecting a leak reported around the fireplace at 18635.
- Management submitted to the board with two modification requests to install a security light over the garage door. Rolland Craig motioned to approve the first modification request. Suffyyah Noor seconded the motion. Harold Gause motioned to approve the second modification request. Tamika Hill seconded the motion. Both motions carried by unanimous vote.

Architectural Report

- In the process of repairing the water main brake at the entrance of the first Golfview, the Village broke the outlet box and the light is down.

Clubhouse/Pool

- The key to the thermostat box will be included on the renter's key ring.

Landscaping

- There is an enormous amount of debris in the bushes along Central Park. Management will ask Lepore to clean the area.

Orientation – No Report

Rules/Regulations

- The Collection Policy has been revised and will be sent to all homeowners for review prior to Board approval at the May meeting.

Volunteers – No Report

Social – No Report

Old Business – No report

New Business

- It is time to revise/update the Homeowner's Manual. The manual will be downloadable on the Garden Court website.

Adjournment

- Rolland Craig motioned to adjourn the general session at 8:13 p.m. Harold Gause seconded the motion. Motion passed by unanimous vote, then the Board convened for executive session to discuss litigations, violations of rules and regulations, homeowner's delinquent accounts, and to consult with legal counsel.

ATTENTION DOG OWNERS

Please be considerate and do not allow your pet to poop or urinate on your neighbor's yard. Constant urination and poop kill the grass. Dogs should be steered AWAY from homeowners' yards and walked on the bike/walking path. Multiple poop stations and bags are available on the path.

CONGRATULATIONS TO ALL GRADUATES

During this season of celebration, we want to remind you that this is a "**No Sign**" community.

Yard signs and flags **are a violation**.

Also, **remind party guests not to park on yellow printed curbs or block homeowner's driveways.**