

# GARDEN COURT TOWNHOUSE ASSOCIATION

Board of Director's Meeting – March 24, 2025

Meeting was called to order at 7:03 p.m. by Rosemary Hulett

## Board Member(s) Present

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

## **NEXT BOARD MEETING**

**MONDAY, APRIL 28<sup>th</sup>**

**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**

## Open Forum/Homeowners Remarks

- Homeowners inquired about the distribution of the light bulbs.
- Homeowner requested that the Board find a way to keep homeowners informed about crime in the neighborhood and requested that neighbors be considerate of one another by not blasting music while sitting in their driveway. Homeowner pointed out that loud music and open trailers of junk make Garden Court undesirable to prospective buyers driving through the area; and this affects everyone's property value.
- Homeowner suggested that a light be placed on the corner near 3461 to deter unwanted traffic of cars playing loud music. Homeowner also made the Board aware of an abandoned vehicle in the visitors parking area that has been there for over a year. The police have been notified but the vehicle still has not been towed.
- Homeowner informed the Board that their fence needs repair.
- Homeowner stated that the village has an ordinance regarding abandoned vehicles and that the village will finalize repairs at the entrance of Garden Court where the orange barrels next month. Homeowner also stated that Officer Robert Milligan is the person to contact to report any concerns.
- Homeowners' awning around their front door was repaired, and the homeowner wants to know who is responsible for the cost.
- Homeowner inquired about a fine received for neglecting to turn in the census.

## Secretary Report

- Motion made by Freeman Pendleton for approval of minutes from February. Motion seconded by Tamika Hill. Motion passed by unanimous vote.

## Treasurer Report

- Invoices presented for payment were reviewed and paid.
- Reserve was not funded because of the large expenses for repairs and legal fees.
- **39** homeowners in arrears, totaling **\$73,531.16.**
- Motion made by Harold Gause for Treasurer Report approval. Motion seconded by Freeman Pendleton. Motion passed by unanimous vote.

## Management Report

- Management reported that the Village of Hazel Crest has filled many large potholes; however, some holes were not filled. EPI has notified the Village and requested that they return.
- Management submitted proposals for the reconstruction and/or replacement of the pool. The Board has tabled this item until delinquencies and attorney fees have been managed.
- Management provided the Board with the property map showing all buildings with gutter guards installed to date.

- Management was able to get Comcast to reduce the monthly fee for internet service at the clubhouse to \$240.97 from \$350.92. Comcast also updated the modem.
- Management reviewed with the Board the list of compliant and non-compliant homeowners regarding the census cards.

#### Architectural Report – No Report

#### Clubhouse/Pool

- The key to the thermostat box will be included with the clubhouse rentals.

#### Landscaping

- Lepore has begun to prepare the grounds for spring and summer. Mulch has already been put down in the communal areas.

#### Orientation – No Report

#### Rules/Regulations

- Committee has proposed a collection policy change. Management provided the Board with the current timeline from the Homeowner's Manual for the initial delinquency letter and issuance of final delinquency letter. Rolland Craig motioned to accept the proposed policy change. Harold Gause seconded the motion. Motion carried by unanimous vote.

#### Volunteers – No Report

#### Social – No Report

#### Old Business

- After several calls and emails regarding notification of activity in our neighborhood, the Board will determine how to give homeowners an overview of various activities.

#### New Business

- Homeowner's Manual will be updated.

#### Adjournment

- Suffyyah Noor motioned to adjourn general session at 8:03 p.m. Tamika Hill 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.

### **IF YOU SEE SOMETHING, SAY SOMETHING**

Report **ALL** illegal and suspicious activity to the police.

### **REMINDER**

**During this season of voting and the upcoming season of celebration of graduates, we want to remind you that this is a "NO SIGN" community. Yard signs and flags are a violation.**

### **SPRING CLEANING?**

**HOMWOOD DISPOSAL**

[MYDISPOSAL.COM](http://MYDISPOSAL.COM)

Dispose of furniture, carpet, grease, mattresses, appliances, paint, electronics, medical supplies, etc.

**CALL PRIOR TO SITTING TRASH OUT**