

# Garden Court Townhouse Association

Board of Director's Meeting – June 23, 2025

Meeting was called to order at 7:05 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  
Scott Adler – EPI Management Rep.

## Board Member(s) Absent

Freeman Pendleton - Director

## Board Operations

- Rosemary Hulett detailed how the Board of Directors function. Rosemary covered the role of the board, the collection policy, delinquency clarification, the legality of meetings being held over the phone are indeed legal, term limits, and notification that the clubhouse has not been closed for rental.

## Open Forum/Homeowners Remarks

- Homeowner inquired about a notice they received regarding their planter beds and the replacement of their fence. Homeowner also asked about the delinquencies and if there is a way to be kept informed about the crime in the area.
- Homeowner wanted a status report on the opening of the pool and wanted to inform the board that they have a dead tree on the side of their home.
- Homeowner wanted to know if assessments can be paid via Zelle and wanted to know the stages of collecting delinquencies.
- Homeowner wanted the status of an email sent to EPI regarding pest control and an exterior modification. Scott Adler provided specific instructions for reaching EPI.
- Homeowner informed the board that she thinks the meetings via the phone are illegal, questioned term limits, wanted to know what amenities new homeowners receive, and requested a copy of the bylaws.

## Secretary Report

- Motion made by Suffayyah Noor for approval of minutes from May. Motion seconded by Rolland Craig.

## Treasurer Report

- Invoices presented for payment were paid.
- **35** homeowners in arrears, totaling **\$69,375.78.**
- Motion made by Tamika Hill for Treasurer Report approval. Motion seconded by Harold Gause. Motion passed by unanimous vote.

## Management Report

- Management supplied the board with the census card list of complaint owners and a list of owners that received a violation letter for not returning the census card.
- Management informed the board that the sanitary sewer failure at 3508 is due to the branch line between the unit and the main having a break outside the foundation wall. Harold Gause motioned to have Center Guard Plumbing replace the five feet of the branch line. Rolland Craig seconded the motion. Motion passed unanimously.

- Management submitted proposals for tree removals and trimming. Harold recommended that management counter the proposal with a decrease to \$10,000. Rolland Craig motioned that we accept the proposal from US Tree Service if they agree to the cost adjustment. Harold Gause seconded the motion. Motion carried unanimously.
- Management submitted a proposal from Construction Concepts for water leakage over the front entry door at 18671. The cost was pricey therefore the board will consult with a different contractor.
- Management provided the board with the notice sent to all homeowners regarding the proposed collection policy change. Rolland Craig motioned to approve the policy change. Tamika Hill seconded the motion. Motion carried unanimously.
- Management presented the board with a draft of a parking rule change submitted by the Rules Committee prohibiting parking around/alongside yellow lines and where vehicles would block the use of a driveway. The board carried this item over to Executive Session.
- Management submitted an exterior modification request for a soft structure at 3411.

#### Architectural Report

- Fence repairs and replacements have begun. The rust proofing of the exhaust stacks on the roofs will begin at the end of the month.

#### Clubhouse/Pool – No Report

#### Landscaping

- Grow Homes reported that one of their homeowners has water draining from our property, which Lepore Landscape determined that water is not draining from Garden Court.
- Received complaints about bushes not being trimmed. EPI will find out how Lepore schedules the trimming of the bushes.

#### Orientation – No Report

#### Rules/Regulations – No Report

#### Volunteers – No Report

#### Social – No Report

#### Old Business – No Report

#### New Business

- Vendor approached the Village of Hazel Crest about renting the Aldi property for a Car Wash, which all association presidents believe will create traffic on Village Drive and 183<sup>rd</sup> street.
- The new President of Hazel Crest is conducting listening tours to hear the concerns of the residents.

#### Adjournment

- Rolland Craig motioned to adjourn general session at 8:18 p.m. Suffayyah Noor 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.

#### **PARKING**

Park on one side of the street. Please inform visitors no parking allowed along painted yellow lines, especially those that block driveways. Also, if hosting an event at the clubhouse, please have all guests park on Village Drive, not on Golfview Drive.

#### **NEXT BOARD MEETING**

**MONDAY, JULY 28th**

**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**