

Garden Court Townhouse Association

Board of Director's Meeting

May 20, 2025

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

Board Members Present

Rosemary Hulett – President
Harold Gause – Vice President
Suffayyah Noor – Director
Freeman Pendleton, Jr. – Director

Board Members Absent

Rolland Craig
Tamika Hill

Open Forum

- Homeowner presented her appeal for a violation received and requested alternate payment methods for the assessment due to issues encountered about 12-13 years ago. Homeowner questioned the effectiveness of the Collection Policy due to the number of delinquent owners. She further stated a rumor was going through the association that homeowners do not need to pay their assessments, as the Association will not take action. The owner was informed of the collection process, procedural delays in the court system, and of proposed changes to the Collection Policy being reviewed by the Board of Directors.
- Homeowner discussed issues with the trees at the side and front of her unit caused foundation damage and request for the trees to be removed.
- Homeowner expressed appreciation for the new Dusk-to exterior lights and questioned the fines for not submitting a Census Card and what information is needed on the forms that would substantiate the fines. The owner was informed the Act requires the Association to maintain a listing of contact information for the homeowners and in the case of need by emergency service personnel. The owner further asked if the information contains data regarding number of senior citizens, families, etc. in order to provide better communication and community events. Owner also asked if EPI attends the village meetings to provide information to the homeowners regarding village events. R. Hulett confirmed she attends these meetings and reports the information to the Board of Directors during New Business during board meetings.
- Homeowner raised concerns with dead bushes on the outside of the sidewalk and front of the unit that she would like addressed. S. Adler is to inspect on the next property inspection.
- R. Hulett reported loose siding was found on the front of 18604. Management will issue a work order for the siding to be secured.
- R. Hulett reported on the water main break at the front of 3504 and driveway is not usable until the ground settles and concrete can be replaced. EPI is to contact the owner regarding the parking

Secretary Report

- Motion made by H. Gause for approval of the Minutes from the April 28th meeting. Motion seconded by S. Noor. Motion passed unanimously.

Treasurer Report

- Report was tabled.
- 41 homeowners in arrears, totaling \$88,193.11.

Management Report

- EPI presented the revised proposed changes to the Collection Policy for review and approval by the Board of Directors to send to all homeowners prior to voting to approve the change at the June meeting. Management was instructed to send out the notice to all owners.
- EPI presented proposals from Construction Concepts and SMS for replacement of damaged aluminum garage trim and rotted wood. Motion made by H. Gause to accept the proposal from SMS in the amount of \$5,000. Motion seconded by S. Noor. Motion passed unanimously.
- EPI presented a proposal from Lepore Landscape to address flooding on the side of 3445 resulting in basement leakage by installing drain tile, level the area, and cut into the existing swale. Motion made by H. Gause to accept the proposal from Lepore Landscape for a cost of \$950. Motion seconded by S. Noor. Motion passed unanimously.
- EPI presented the written complaint from the owner of 3436 regarding the trees along the side of the unit causing damage to the foundation. Motion made by F. Pendleton, Jr. to approve removal of the trees. Motion seconded by S. Noor. Motion passed unanimously.

Architectural Report

- No report at this time.

Clubhouse/Pool Report

- EPI was instructed to update the rental forms on the website for the clubhouse.

Landscape Report

- R. Hulett reported a Mulberry tree along the fence line with Grow Homes Townhome Association was reported as creating an issue for one of the Grow Homes owners. Grow Homes obtained a proposal from Lepore Landscape to remove the tree at a cost of \$500. The association is requesting Garden Court split the cost of the removal. Motion made by F. Pendleton, Jr. to approve the tree removal and split of the cost with the Grow Homes association. Motion was seconded by S. Noor. Motion passed unanimously.
- R. Hulett informed the Board of Directors of a complaint from an owner in the Grow Homes Townhome Association regarding flooding along the side of the unit from Garden Court property. S. Adler confirmed this was discussed with R. Hulett and Management will inspect the area during a heavy rain to determine a recommended course of action.
- EPI was instructed to obtain new warning sign for the walking path at the second entry to the property.

Orientation Committee

- EPI was questioned regarding an owner who was told to pay \$375. S. Adler stated the fee charged for a Paid Assessment Letter is not \$375 and that he would look into the concern further.

Rules Committee

- R. Hulett discussed revising the parking rules regarding parking on yellow curbs and parking that impedes entry and exit to driveways.

Social Committee Report

- H. Gause reported the committee is looking to put an event together for June and will provide an update to the Board once finalized.

Volunteer Committee

- The draft Summer Reminders Notice was reviewed, and additional information provided to EPI to include in the notice to be distributed to all owners. F. Pendleton, Jr. and S. Noor volunteered to assist in distribution.

Old Business

- R. Hulett discussed an owner's question for more information to be provided to homeowners regarding village events and issues within the subdivision.
- R. Hulett reported the Hazel Crest Police Department will be holding monthly meetings to talk about crime in Hazel Crest, and the department is working on a website that will allow owners to log in and see where crimes and traffic issues are occurring. The Police are requesting the HOA's in the village host one of their meetings each.

New Business

- R. Hulett attended the May Village board meeting. An announcement was made that the Village signed an agreement to switch the electrical services of all Hazel Crest homeowners from Com Ed to MC Square Energy Services, effective May 20. The Village received a residual for allowing this to happen. Homeowners were sent letters from Com Ed dated May 1st with information on how to opt out, but there was only a 10-day window to do this. Its possible most residents overlooked letter. Rosemary wanted to let Garden Court homeowners know they still switch back to Com Ed at any time by calling Com Ed at 800-334-7661 or MC Squared at 877-622-7697.

Adjournment

- S. Noor motioned to adjourn general session at 8:35 p.m. H. Gause seconded the motion. Motion passed unanimously. The Board convened for executive session to discuss litigations, violations of rules and regulations, and homeowner's delinquent accounts.

NEXT BOARD MEETING

**MONDAY, JUNE 23
7:00 P.M.**

**Via Conference Call at 877-568-4106
ACCESS CODE: 701-601-837**

FIRST 30 MIN. IS FOR HOMEOWNERS