

GARDEN COURT TOWNHOUSE ASSOCIATION

Board of Director's Meeting • April 27, 2020

Meeting was called to order, via conference, call at 7:19 p.m. by Rosemary Hulett

Board Member(s) Present

Rosemary Hulett – President
Rolland Craig - Treasurer
Sandy Keller – Secretary
Linda Stampley- Director
Clint Alexander – Director
Michael Cain - Director
Scott Adler – EPI Management Rep.

Board Member(s) Absent

Harold Gause - Director

Open Forum/Homeowner Remarks

- Homeowner wanted to make others aware that they were awakened, in the middle of the night, by a stranger on their upper balcony.
- Homeowner notified the Board that a unit is listed on an auction website as a great investment. All units are owner occupied, only; therefore, EPI has begun the process of reaching out to the agent.
- Homeowner reported that many of the boulders that Lepore placed at the edges of the islands have been moved from the edges.
- Homeowner wanted to acknowledge that Lepore is doing something different this year because the grass throughout the association looks great.
- Homeowner wanted to know what could be done with mud and standing water along the back of their unit. Management will consult with Lepore for options.

Secretary Report

- Motion made by Clint Alexander for approval of minutes from March. Motion seconded by Michael Cain. Motion passed by unanimous vote.

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- 32 homeowners in arrears, totaling \$29,168.08.
- Motion made by Sandy Keller for Treasurer Report approval. Motion seconded by Linda Stampley. Motion passed by unanimous vote.

Management Report from EPI

- Management submitted a test website for the Board to review. Management will continue to work on fillable forms and payment methods.

Architectural Report

- Barry Roofing has confirmed the replacement of the roofing system for May 5th at 3520-3526. Management will notify the owners the week prior to the start of the work.
- Management submitted the signed contract from Construction Concepts for tuckpointing repairs.

NEXT BOARD MEETING

THURSDAY, MAY 28, 2020

Via Conference Call at

1-877-568-4106

Access Code: 701-601-837

7:00 PM

ALL HOMEOWNERS WELCOME TO
ATTEND THE GENERAL SESSIONS

- Management submitted a letter from LeafGuard Gutter Systems regarding ice damming and its causes. The gutter system won't prevent ice damming, but its suppose to keep the gutters and downspouts free of debris to allow melted water to run through.

Clubhouse/Pool

- Sandy Keller motioned to close the pool this season, and to keep the clubhouse closed until further notice. Linda Stampley seconded the motion. Motion passed by unanimous vote.
- Management submitted a draft of the Evacuation Plan for the clubhouse, proposed by the Rules and Regulations Committee.

Landscaping

- Lepore completed the mulching of the common areas.
- Lepore completed the restoration of turf damage from snow removal and tree removal at 3539 and 3540.
- Homeowner contacted Management to complain that Lepore is parking their vehicles in front of their house, leaving a mess, and using their water, without permission. Management has informed Lepore. Management also informed the homeowner that the area by her home is a centralized location and the longest open stretch of street for the vehicles to be parked.

Orientation - No Report

Rules/Regulations

- Management submitted to the Board the proposed rule change allowing the Association to provide official notifications to the homeowners electronically. The homeowners that don't approve the use of their email address, will continue to receive notifications via mail. Rolland Craig motioned to accept the proposal for homeowners to receive notifications via email, if that's their preference. Linda Stampley seconded the motion. Motion passed by unanimous vote.
- Management provided draft revisions of the Clubhouse Rental Application, Homeowner's General Pool Usage, and Clubhouse/Pool Rules and Regulations. These drafts haven't undergone a final review. Since the rental of the clubhouse this year is a possibility, the above revisions will be addressed at next month's meeting.

Old Business

- Management will email or mail a flyer with the details for the next virtual meeting. They will also prepare a flyer announcing the decision to email most notifications.

New Business – No Report

Adjournment – Michael Cain motioned to adjourn general session at 8:40 p.m. Clint Alexander 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.



**The pool will
not open
this season**

The Board would like to thank those homeowners who have volunteered to serve. We appreciate you!
Anyone else wishing to serve on a committee can email Rosemary Hulett at rosebush54@sbcglobal.net

Respectfully submitted: Hope Craig, Recording Secretary