

Garden Court Townhouse Association

Board of Director's Meeting – November 23, 2020

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
Sandy Keller – Secretary
Linda Stampley – Director
Michael Cain – Director
Clint Alexander – Director
Scott Adler – EPI Management Rep.



Open Forum/Homeowners Remarks

- Homeowner had a question regarding the budget projection for the clubhouse and pool.
- Homeowner reported that there were fumes during the power washing, and that the company cleaned several units using one water supply line. Homeowner also inquired about an email received pertaining to assessments.
- Homeowner notified the board that they're still having a problem with someone climbing to the upper deck and peeping in the window. Homeowner inquired about the installation of cameras.
- Homeowner questioned a certified letter that they received pertaining to a situation that has been resolved.
- Homeowner received a letter regarding the installation of a gazebo. Homeowner wasn't aware of the rules in the Homeowner's Manual. Board will discuss this matter further during executive session.
- Homeowner wanted the Board to know that they appreciate the units being power washed, and that it beautified the association.

Secretary Report

- Motion made by Harold Gause for approval of minutes from October. Motion seconded by Michael Cain. Motion passed by unanimous vote.

Treasurer Report

- Invoices presented for payment were reviewed and paid, except for two checks that should not have been processed.
- **39** homeowners in arrears, totaling **\$43,561.80**.
- Sandy Keller motioned to accept the proposed 2021 budget. Harold Gause seconded the motion. Motion passed by unanimous vote.
- Motion made by Michael Cain for Treasurer Report approval. Motion seconded by Linda Stampley. Motion passed by unanimous vote.

Architectural Report

- Leaf Fitter completed the installation of the gutter leaf guards at 18609-18615, 18635-18643, and 3417-3421 on November 5th.
- Rolland Craig motioned to accept a quote from Barry Roofing for repairs at 3506. Michael Cain seconded the motion. Motion passed by unanimous vote.
- Wash Pros complete the algae removal on all buildings and the clubhouse on November 6th, and the work is guaranteed for two years.
- Homeowner requested reimbursement for repairs due to leakage. Rolland Craig motioned to reimburse for the amount stated in the Homeowner's Manual. Linda Stampley seconded the motion. Motion passed by unanimous vote.

Clubhouse/Pool – No Report

Landscaping

- Management submitted the signed contract with Lepore Landscape through 2022.

Orientation

- Unit 3445 closed on November 12th, and there's a contract on 3436.

Rules/Regulations – No Report

Old Business

- The new Garden Court Association website will be live January 1st at www.gardencourttownhouse.org. Homeowners will have access to forms, meeting minutes, financial statements, member portal, rules/regulations, etc.

New Business

- Three board members are up for re-election (Rolland Craig, Rosemary Hulett, and Harold Gause). All ballots should be turned in to EPI by December 28th at 5pm. Based on your preferred method of communication, ballots will be mailed out early December.

Adjournment

- Michael Cain motioned to adjourn general session at 8:49 p.m. Rolland Craig 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.

NEXT BOARD MEETING

MONDAY, DECEMBER 28TH – 7:00 P.M.

Via Conference Call at **877-568-4106**

Access Code: **701-601-837**

ALL HOMEOWNERS ARE WELCOME TO ATTEND

TIME ALLOTTED FOR OPEN FORUMS/HOMEOWNERS REMARKS IS 30 MINUTES.

**A well lite area is a deterrent to illegal activity;
therefore, please turn your outside lights (front and back) on
at night.**

Respectfully Submitted: Hope Craig, Recording Secretary