

Garden Court Townhouse Association

Board of Director's Meeting – June 22, 2026

Meeting was called to order at 7:06 p.m. by Rosemary Hulett

Board Member(s) Present

Rosemary Hulett – President
Harold Gause – Vice President
Rolland Craig – Treasurer
Tamika Hill - Secretary
Sandy Keller - Director
Freeman Pendleton, Jr. - Director
Scott Adler – EPI Management Rep.

Board Member(s) Absent

Suffyyah Noor - Director



Open Forum/Homeowners Remarks

- Homeowner inquired about the excessive dollar amount of assessments in arrears and wanted to know what the Board is doing to collect that money.
- Homeowner alerted the Board that vehicles are being entered and items being stolen while being parked on the driveways – multiple families have been affected.
- Homeowner informed the Board that they are pleased with fence replacement and lighting on the posts.
- Homeowner alerted the Board that a drunk driver who crashed into the neighbor's garage was picked up by the police.
- Homeowners requested updates regarding several work orders.
- Homeowner notified Management that they are terribly upset with their response time regarding plank accidentally removed from around their patio. Management assured the homeowner that water will not pool around the unit. Management will have the wood replaced and handle any other related issues, to satisfy the homeowner.

Secretary Report

- Motion made by Harold Gause for approval of minutes from May. Motion seconded by Freeman Pendleton, Jr. Motion passed by unanimous vote.

Treasurer Report

- Invoices presented for payment were paid.
- **45** homeowners in arrears, totaling **\$78,127.02**.
- Motion made by Freeman Pendleton, Jr. for Treasurer Report approval. Motion seconded by Harold Gause. Motion passed by unanimous vote.
- Rolland Craig requested an update regarding the status of purchasing new CDs. Management informed the Board that they are still working on providing information.

Management Report

- Management issued bid requests to Condo CPA and Frazee & Co., and they will submit their proposals for the 2023 audit.
- Management submitted the proposals for concrete replacement and concrete leveling. Rolland Craig motioned to accept the proposal from K&K Concrete for replacement and leveling. Sandy Keller seconded the motion. Motion carried by unanimous vote.
- Management provided the Board with the tree trimming/removal specifications based on Management's property inspection. As for the preparation of this report, a proposal has been received by US Tree only. The other bidders informed Management they are still working on storm damage and will be submitting proposals.
- Management submitted, for the Board's records, the listing of non-compliant and compliant homeowners regarding census cards, along with the issuance of fines as of June 10th.

Architectural Report

- Fence repairs have begun, but the constant rain has been a huge deterrent.

- The Board asked Management to get estimates for repairs to the blacktop on the path.

Clubhouse/Pool – No Report

Landscaping – No Report

Orientation

- An orientation for 18650 is scheduled for June 23, 2026.

Rules/Regulations

- Committee recommends the Garden Court Homeowners Association create and enforce a new rule forbidding the use of motorized or motor-assisted scooters on the Association's subdivision property, as defined in Village of Hazel Crest's Ordinance No.19-2003, 2, 1028-03, Sec. 19-24. Based on the description of motor-assisted scooters defined in the ordinance, it is the opinion of the Rules Committee that the ordinance applies to E-Bikes and therefore follows the Village's existing rule. This rule will be officially voted on at the July meeting

Volunteers – No Report

Social – No Report

Old Business

- The Village of Hazel has asked us to send out a reminder to all homeowners not to throw any kind of wipes down the toilet. This also includes wipes with packing that, say they are flushable. ALL WIPES can cause sewer line backups! If management has to send plumbers out to diagnose and/or repair a waterline caused by wipes, the **costs will be charged to the homeowner identified as the source.**

New Business

- **RECYCLE ALERT!** If you are currently putting your items in a plastic bag to keep them from flying away/spilling over, those items end up with regular trash. Recycle items should not be put in a bag because there is no equipment to open the bags; therefore, items go to the trash.

Adjournment

- Rolland Craig motioned to adjourn general session at 8:33 p.m. Freeman Pendleton, Jr. 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, JULY 27TH

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

REMINDER!!!



Village of Hazel Crest
has an ordinance
against the use of
fireworks - **\$750 Fine.**

IGNORE THE LABEL



YES, THEY FLUSH DOWN THE TOILET

BUT

**THEY PILE UP IN THE MAIN SEWER LINE WHICH
REQUIRES A PLUMBER TO REMOVE. AFTER
SEVERAL INSTANCES, THIS COST WILL NOW BE
CHARGED BACK TO THE HOMEOWNER**

PARKING OUTSIDE THE GARAGE

**Unfortunately, there has been several
reports of vehicles left unlocked being
entered and items stolen. *Security
cameras* are a HUGE help for the police.
Also, make sure that your lights are on
and you do not leave any valuables in
your car.**

Respectfully Submitted: Hope Craig, Recording Secretary