# GARDEN COURT TOWNHOUSE ASSOCIATION

**Board of Director's Meeting** – January 26, 2026

Meeting was called to order at 7:03 p.m. by Rosemary Hulett

**Board Member(s) Present**

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

## Open Forum/Homeowners Remarks

- Homeowner requested a referral to have concrete work done on their uneven driveway.
- Homeowner requested that the snow removal company take time to shovel around the median and shovel the entire width of the driveways.
- Homeowner requested an update on an incident in November of someone pulling boards at their unit. Management will check with SMS and LePore for an update.

## Elections of Officers

- Suffyyah Noor nominated Rosemary Hulett for President and Rolland Craig motioned, and all were in favor. Rosemary Hulett accepted the nomination.
- Freeman Pendleton Jr. nominated Harold Gause for Vice President. Rosemary Hulett. motioned, and all were in favor. Harold Gause accepted the nomination.
- Tamika Hill nominated Rolland Craig for Treasurer. Rosemary Hulett motioned, and all were in favor. Rolland Craig accepted the nomination.
- Rolland Craig nominated Tamika Hill as Secretary. Rosemary Hulett motioned, and all were in favor. Tamika Hill accepted the nomination.

## Appointment of Committee Heads

- Rosemary Hulett accepted the assignment to head the Orientation Committee and Tamika Hill and Sandy Keller accepted the assignment to serve on the Orientation Committee. Rolland accepted the assignment to remain on the Architectural Committee. Rolland Craig accepted the assignment to head the Landscaping Committee and Freeman Pendleton Jr accepted the assignment to remain on the Landscaping Committee. Rosemary Hulett and Harold Gause accepted the assignment to remain on the Rules and Regulations Committee. Rosemary Hulett, Suffyyah Noor and Freeman Pendleton, Jr. accepted the assignment to remain on the Volunteer Committee. Harold Gause and Tamika Hill accepted the assignment to remain on the Social Committee. Rosemary Hulett and Freeman Pendleton accepted the assignment to remain on the Clubhouse/Pool Committee.

## Secretary Report

- Motion made by Suffyyah Noor for approval of minutes from December with the correction that the access code to the conference call be added. Motion seconded by Rolland Craig. Motion passed by unanimous vote.

## Treasurer Report

- An excellent job was done budgeting last year, and we ended the year in the black.
- Invoices presented for payment were reviewed and paid.
- Rolland Craig asked EPI to look into Weslyan Financial Investments as an institution to offer a higher percentage of interest compared to what the account is earning now.
- **44** homeowners in arrears, totaling **$70,113.41**.

- Motion made by Harold Gause for Treasurer Report approval. Motion seconded by Suffyyah Noor. Motion passed by unanimous vote.

## Management Report

- Management provided the board with the listing of non-complaint and complaint homeowners to date. The board will provide an additional workshop at the Clubhouse on February 21st from 11a-1p to obtain a form or receive help with the completion of the Census cards.
- Management received an invoice from Barry Roofing stating the leakage at 3463 was caused by ice damning and not a roof defect.
- Management submitted to the board a renewal contract from Comcast for internet and TV for a cost of $244.42 per month. The proposed plan does not include a phone line. The monthly charge is fixed for 24 months and in month 25 increases to the then-current pricing. Rolland Craig will look into the pricing from ATT.
- Management provided the board with the rental agreement for an event help December 25th,

**Architectural Report** – No Report

**Clubhouse/Pool** – No Report

**Landscaping** – No Report

**Orientation**

- There were two closings: 18622 and 18638.

**Rules/Regulations** – No Report

**Volunteers** – No Report

**Social Committee** – No Report

**Old Business** – No Report

## New Business

- The Board of Directors discussed the possibility of providing homeowners whose assessments are current with a complimentary bag of salt. Freeman Pendleton, Jr. motioned that the board provide pet and driveway safe salt to current homeowners. Suffyyah Noor seconded the motion. Motion passed by unanimous vote.

## Adjournment

- Rolland Craig motioned to adjourn general session at 8:05 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, FEBRUARY 23, 2026**

**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**

**ATTENTION DOG OWNERS**

Please be respectful of your neighbor's property by not allowing your dog to poop in their yard, or near their home. Poop stations have been installed along the path for dog walking.

**ALSO, please keep your dog on a leash at all times while outside.**

**Garbage cans should not be placed on the curve Sunday Night prior 7pm per a Village of Hazel Crest ordinance**