

# **GARDEN COURT TOWNHOUSE ASSOCIATION**

**Board of Director's Meeting** – January 22, 2024

Meeting was called to order at 7:05 p.m. by Rosemary Hulett

## **NEXT BOARD MEETING**

**MONDAY, FEBRUARY 26, 2024**

**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**



## **Board Member(s) Present**

Rosemary Hulett – President

Harold Gause – Vice President

Rolland Craig - Treasurer

Tamika Hill – Director

Scott Adler – EPI Management Rep.

## **Open Forum/Homeowners Remarks**

- Homeowner inquired about the Xfinity cables that have not been buried in the back of their home.
- Homeowner reported that the city is not plowing the street wide enough.
- Homeowner wanted to know why salt is not put down when the driveway/sidewalks are plowed.

## **Secretary Report**

- Motion made by Rolland Craig for approval of minutes from December. Motion seconded by Tamika Hill. Motion passed by unanimous vote.

## **Treasurer Report**

- Invoices presented for payment were reviewed and paid.
- Last year we were over budget due to landscaping, concrete work, and general repairs.
- **49** homeowners in arrears, totaling **\$66,614.82**.
- Motion made by Harold Gause for Treasurer Report approval. Motion seconded by Tamika Hill. Motion passed by unanimous vote.

## **Architectural Report – No Report**

- Management received a few complaints regarding the response time of the snow plowing. Rosemary volunteered to contact the Hazel Crest Village Manager to discuss possible coordination of their snow removal time and the HOA snow removal time; and to also request the village plow curb to curb to widen our subdivision streets.
- Management submitted proposals for the sanitary sewer at 3522. Rolland Craig motioned to accept the proposal from Center Guard Plumbing. Harold Gause seconded the motion. Motion passed unanimously.
- Management submitted proposal from Volt Electric for running new power to the entry monument and installing new outlets. The board requested additional proposals.
- Leaf Filter Gutter Guards will submit a proposal in February or early March.

**Clubhouse/Pool – No Report**

**Landscaping – No Report**

**Orientation**

- Homeowners have moved into 18635. The orientation scheduled for 3405 was cancelled because sale of the home wasn't finalized.



**Rules/Regulations – No Report**

**Volunteers – No Report**

**Social – No Report**

**Old Business**

**ELECTION OF NEW BOARD MEMBERS**



- As a result of the Director election, the following have been elected new board members: Gwendolyn Foshee, Tamika Hill, Freeman Pendleton, Jr., and Suffyyah Noor.

**New Business – No report**

**Adjournment**

- Rolland Craig motioned to adjourn general session at 7:44 p.m. Harold Gause 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.

***CENSUS 2024***

**DEADLINE to return cards to**

**EPI is January 31, 2024.**

**After the 31<sup>st</sup>,**

**finances will be incurred.**

**FROM HAZEL CREST VILLAGE**

No street parking after 2 or more inches of snow has fallen. Hazel Crest Public Works will not plow if cars are parked on the street. They will not take responsibility of any accidental damages.

**Hazel Crest police will start ticketing cars parked on the street after 2" or snow.**

Respectfully Submitted: Hope Craig, Recording Secretary