

GARDEN COURT TOWNHOUSE ASSOCIATION

Board of Director's Meeting – January 23, 2023

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

NEXT BOARD MEETING

**MONDAY, FEBRUARY 27, 2023
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

Linda Stampley – Secretary

Michael Cain – Director

Tamika Hill – Director

Gail Drish-Smith – Director

Scott Adler – EPI Management Rep.

Open Forum/Homeowners Remarks

- Homeowner had questions regarding a letter they received to paint their security door. Homeowner also wanted to know the procedure to repair the patio door.
- Homeowner informed the board that their downspout may be filled with leaves.
- Homeowner wanted to know what the board is doing to collect the money in arrears.

Elections of Officers

- Linda Stampley nominated Rosemary Hulett for President. Gail Drish-Smith motioned, and all were in favor. Rosemary Hulett accepted the nomination.
- Harold Gause nominated himself for Vice President. Tamika Hill motioned, and all were in favor. Harold Gause accepted the nomination.
- Rosemary Hulett nominated Rolland Craig for Treasurer. Harold Gause motioned, and all were in favor. Rolland Craig accepted the nomination.
- Rosemary Hulett nominated Linda Stampley for Secretary. Harold Gause motioned, and all were in favor. Linda Stampley accepted the nomination.

Committee Assignments

- Rosemary Hulett and Tamika Hill accepted the assignment to remain on the Orientation Committee. Rolland Craig accepted the assignment to remain on the Architectural Committee, and Harold Gause joined the committee. Gail Drish-Smith accepted the assignment to remain on the Landscaping Committee and to head the committee; Rolland Craig joined the committee. Rosemary Hulett, Harold Gause, and Linda Stampley accepted the assignment to remain on the Rules & Regulations Committee; Gail Drish-Smith joined the committee. Linda Stampley accepted the assignment to head the Volunteer Committee, and Tamika Hill and Gail Drish-Smith joined the committee.

Secretary Report

- Motion made by Rolland Craig for approval of minutes from December. Motion seconded by Linda Stampley. 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.
- **32** homeowners in arrears, totaling **\$61,061.21**.
- Motion made by Linda Stampley for Treasurer Report approval. Motion seconded by Tamika Hill. Motion passed by unanimous vote.

Management Report

- Management is updating the Board of Directors directory, and requested that the Board submit any changes.

Architectural Report

- The vendors requested to bid on the buckling siding at 3475 haven't submitted their proposals yet. There are two contract bids coming next week.
- Management received a complaint that Construction Concepts missed a portion of the path during the December 23rd plow. Management spoke with the contractor.

Clubhouse/Pool

- Management provided the board with the number of homeowners that used the pool during the season last year. Twenty-two people used the pool.
- Management has requested proposals for conducting a feasibility study for alternate uses of the pool area. The engineers informed management that proposals will be submitted in early February.
- Intelligent Infrastructure relocated the wi-fi hub, and a full signal is throughout the party room.

Landscaping

- Lepore will restore the landscape at 3510 in the spring due to sanitary sewer repair.

Orientation

- Orientations have been scheduled for 18621 and 18609.



Rules/Regulations – No Report
Volunteers – No Report
Old Business – No Report



New Business

- All local homeowner association Presidents received an invitation from Hazel Crest Police to attend a presentation on crime prevention at Governors State on Saturday, January 28th. Rosemary and Rolland plan to attend the training.

Adjournment

- Michael Cain motioned to adjourn general session at 8:03 p.m. Linda Stampely 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 2023

**DEADLINE to return cards to EPI was.
January 31, 2023. After the 31st,
fines will be incurred.**

**RENT CLUBHOUSE FOR PRIVATE
PARTIES**

GARDENCOURTTOWNHOUSE.ORG

FROM HAZEL CREST VILLAGE

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

TRASH ALERT

**PLEASE! IF YOU NOTICE TRASH IN FRONT OF
OR NEAR YOUR HOME, PLEASE PICK IT UP,
ESPECIALLY AFTER GARBAGE PICKUP.**