

Garden Court Townhouse Association

Board of Director's Meeting – January 25, 2021

Meeting was called to order at 7:08 p.m. by Rosemary Hulett

♥ HAPPY
Valentine's
DAY ♥

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

- Multiple homeowners requested clarification for the violation letters they received pertaining to painting their doors.
- Homeowner reported that bushes on their patio are hazardous and need to be cut.
- Homeowner discussed a violation letter received for a wooden sign by their front door.

Elections of Officers

- Clint Alexander nominated Rosemary Hulett for President. Michael Cain motioned, and all were in favor.
- Linda Stampley nominated Harold Gause for Vice President. Michael Cain motioned, and all were in favor.
- Rolland Craig nominated Sandy Keller for Secretary. Harold Gause motioned, and all were in favor.
- Michael Cain nominated Rolland Craig for Treasurer. Harold Gause motioned, and all were in favor.
- Rolland Craig accepted the assignment to remain on the Architectural Committee. Michael Cain accepted the assignment to remain on the Landscaping Committee. Sandy Keller and Rosemary Hulett accepted the assignment to remain the Orientation Committee. Clint Alexander, Linda Stampley, and Harold Gause accepted the assignment to remain on the Rules/Regulations Committee. The Volunteer Committee will continue to be managed by homeowners.

Secretary Report

- Motion made by Rolland Craig for approval of minutes from November. Motion seconded by Michael Cain. Motion passed by unanimous vote.

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- **32** homeowners in arrears, totaling **\$47,882.40**.
- Motion made by Clint Alexander for Treasurer Report approval. Motion seconded by Michael Cain. Motion passed by unanimous vote.

Architectural Report

- Village of Hazel Crest has been notified of the standing water on the property line behind 3411. It smells like sewage.
- Homeowner reported that the new gutters and downspouts are overflowing in heavy rains.

Clubhouse/Pool – A new lock has been installed on the front entry doors of the clubhouse. The server had to be rebooted. Intelligent Infrastructure found no power issues.

Landscaping – No Report

Orientation No - Report

Rules/Regulations –

Old Business – No Report

New Business – No Report

Adjournment

- Michael Cain motioned to adjourn general session at 8:26 p.m. Clint Alexander 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.

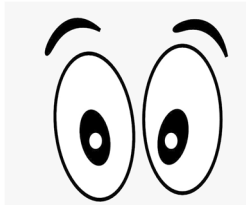

NEXT BOARD MEETING
MONDAY, FEBRUARY 22nd – 7:00 P.M.
 Via Conference Call at **877-568-4106**
 Access Code: **701-601-837**
 ALL HOMEOWNERS ARE WELCOME TO ATTEND
TIME ALLOTTED FOR OPEN FORUMS/HOMEOWNERS
REMARKS IS THE FIRST 30 MINUTES.

NEW! Garden Court
Association Website
gardencourttownhouse.org



**PLEASE PARK IN YOUR GARAGE
 OR DRIVEWAY WHEN SNOW IS
 2” OR MORE. PARKING ON
 THE STREET IS DANGEROUS.
 CARS WILL BE TICKETED AND
 TOWED WHEN REPORTED.**

**KEEP AN EYE OUT FOR
 THE 2021 CENSUS
 FORM. PLEASE RETURN
 TO EPI PRIOR TO THE
 DEADLINE TO AVOID
 FINES.**

**Hazel Crest Public Works
 can’t plow while cars are
 parked on the street. They
 won’t come back a second
 time in the same day.**

Respectfully Submitted: Hope Craig, Recording Secretary