

# Garden Court Townhouse Association

Board of Director's Meeting – February 22, 2021

Meeting was called to order at 7:11 p.m. by Rosemary Hulett

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## 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.  
Harold Gause – Vice President

## **NEXT BOARD MEETING**

**MONDAY, MARCH 22<sup>nd</sup> – 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 FORUM/HOMEOWNERS**

## Open Forum/Homeowners Remarks

- Multiple homeowners notified the board that they're not satisfied with the service provided by the snow removal company, Construction Concepts. On the other hand, multiple homeowners reported that the snow removal company is doing a great job.
- Multiple homeowners reported that their homes are covered with ice dams, and some homeowners are experiencing interior damage.
- Multiple homeowners requested clarification for the violation letters they received.
- Several homeowners reported that they're not satisfied with EPI's response time when calling or leaving a message.
- Homeowner reported that they're constantly getting water in their basement, and they've had two pipes burst.
- Several homeowners requested copies of the Homeowner's Manual.

## Secretary Report

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

## Treasurer Report

- Invoices presented for payment were reviewed and paid.
- **33** homeowners in arrears, totaling **\$49,082.40**.
- Motion made by Michael Cain for Treasurer Report approval. Motion seconded by Linda Stampley. Motion passed by unanimous vote.

## Architectural Report

- The ice damming is found throughout the property due to inadequate insulation and venting. The safest solution is to throw calcium chloride on the iced areas to melt them faster. Knocking down icicles may result in damage to the gutter or roofing system. The board confirmed previous agreements that the removal of ice dams and interior repairs is the responsibility of the homeowner. Non ice dam and other roof leaking issues are the HOA's responsibility. Roof inspections can be done to determine the cause.

## Clubhouse/Pool

- The cable bill has increased. The board asked EPI to suspend services until the clubhouse is open.

### Landscaping

- All proposals for tree treatments will be tabled until April.

### Orientation

- There were 2 orientations, with closing scheduled for February 26<sup>th</sup>. One of the closings will be delayed.

### Rules/Regulations

- Violations and modifications will be reviewed by the Rules Committee, and they'll provide their recommendations to the board at the March meeting.

### Old Business

No Report

### New Business

No Report

### Adjournment

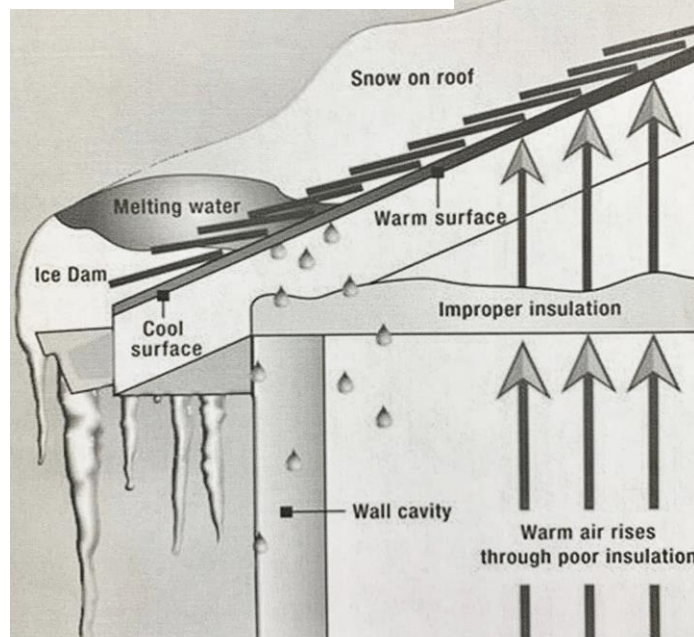
- Michael Cain motioned to adjourn general session at 8:20 p.m. Linda Stampley seconded the motion. Motion passed by unanimous vote, then the Board convened for executive session to discuss litigations, violations of rules and regulations, homeowner's delinquent accounts, and to consult with legal counsel.

### **What can be found on the Garden Court Website?**

[gardencourttownhouse.org](http://gardencourttownhouse.org)

- Exterior Modification Form
- Meeting Minutes
- 2021 Census Form
- No Lease Agreement
- Financial Statements
- Clubhouse/Pool Forms
- ACH Automatic Withdrawal Form
- Declaration and Bylaws

### **What Causes Ice Dams?**



**census 2021**

**Census forms are due to EPI by 5pm, March 31, 2021**