

GARDEN COURT TOWNHOUSE ASSOCIATION

Board of Director's Meeting – February 26, 2024

Meeting was called to order at 7:04 p.m. by Rosemary Hulett

NEXT BOARD MEETING

MONDAY, MARCH 25, 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

Gwen Foshee – Director

Suffayyah Noor – Director

Freeman Pendleton, Jr.- Director

Scott Adler – EPI Management Rep.

Election of Officers

- Suffayyah Noor motioned to nominated Rosemary Hulett for President. Gwen Foshee seconded the motion. Rosemary accepted the office of President.
- Tamika Hill motioned to nominated Harold Gause for Vice President. Freeman Pendleton seconded the motion. Harold accepted the office of Vice President.
- Harold Gause motioned to nominate Rolland Craig for Treasurer. Tamika Hill seconded the motion. Rolland accepted the office of Treasurer.
- Rosemary Hulett motioned to nominate Tamika Hill for Secretary. Harold Gause seconded the motion. Tamika accepted the office of Secretary.

Open Forum/Homeowners Remarks

- Several homeowners have noticed a decrease in police presence driving through our neighborhood, and the Village Manager will make some inquiries to increase the police presence.
- Homeowner notified the board of large holes in the street along 18600. The cold patch is gone.
- Homeowner asked for an update on the status of the association's website.

Guests from Village of Hazel Crest

- President, Vernard Alsberry, Jr., Village Manager, Dante Sawyer, and Director of Community/Business Relations, Carolyn Carter attended our meeting.
- Each member shared with us events that the village is hosting, the three policy referendums that will appear on ballots, and projects that the village is working on. Stay up to date on Village news and events by signing up for the Village of Hazel Crest newsletter.
- Homeowners asked the Village members questions.
- Highlights from their remarks are attached.

Secretary Report

- Motion made by Harold Gause for approval of minutes from January. Motion seconded by Freeman Pendleton. Motion passed by unanimous vote.

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- **47** homeowners in arrears, totaling **\$52,811.65**.
- Motion made by Freeman Pendleton for Treasurer Report approval. Motion seconded by Harold Gause. Motion passed by unanimous vote.

Management Report

- Management informed the board that bid requests have gone out for the power washing of the buildings this spring/summer.
- There appears that the sanitary sewer work at 3522 has not occurred.
- Management is awaiting proposals from Village Square Electric and Construction Concepts for the outlet installations at the entry monument.
- Management submitted the proposal from Leaf Filter for the installation of gutter guards. Rolland Craig made an adjustment to the selections.
- Management shared an email from Barry Roofing regarding the canopy leak at 18640. Rolland Craig motioned to approve the releveled of the canopy. Harold Gause seconded the motion. Motion carried by unanimous vote.
- Management presented the board with all communication regarding a basement leak at 3540 and 3529. Management will follow up with the homeowners.

Architectural Report – No Report

Clubhouse/Pool

- A new sound system has been installed in the Clubhouse.
- Wi-Fi passwords will be given to board members and left inside for renter's use.
- Rolland suggested removing the unused saunas from the men's bathroom.

Landscaping – No Report

Orientation – No Report

Rules/Regulations – No Report

Volunteers – No Report

Social – No Report

Old Business – No Report

- Scott, Rolland, and Rosemary participated in a Zoom call with the Village and Construction Concepts to coordinate snow removal and put down salt. EPI will coordinate the scheduling. Management informed us that the police will begin enforcing the "No Parking" on the street when snow is 2" or more.

New Business – No Report

Adjournment

- Rolland Craig motioned to adjourn the general session at 9:10 p.m. Freeman Pendleton 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.

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|| **NOT SURE WHAT TO DO WITH**
|| **HARD TO HANDLE TRASH?**

|| **Mydisposal.com**

|| Click Residential Tab

|| Click Hard to handle waste

|| Website provides details on how to dispose of
|| mattresses, carpet, appliances, paint, electronics,
|| grease, medical supplies, and more.

**POWER WASHER
RENTAL**

**If you are interested in
renting the power washer
to clean your patio or
sidewalks, please contact
EPI**

Various activities and initiatives are underway in the Village.

- Resurfacing Edgewater Drive from Pulaski Road to Village Drive, and Village Drive from Edgewater Drive to Briar Lane in Hazel Crest. The project is scheduled to start in March and estimated completion in July.
- 183rd Street Business Corridor: We continue to monitor the status of vacancies at the shopping centers along the 183rd Street corridor. We have spoken to the owners and commercial realtors for the shopping centers and former Aldi's location. We discussed how we can collaborate to bring new tenants/businesses.
- The former KFC was converted into a Taco Bell and is now open. A Ribbon Cutting is scheduled for April 12th at 10am – 12:00-noon.
- We have an upcoming meeting with the owner of Burger King to better understand their plans for the site.
- We are in the process of adopting a new TIF for the 183rd street corridor, adjusting the boundaries from the previous TIF to include the former Aldi's location.
- Lastly, we are currently reviewing a new business license application for Rosati's Pizza (3430 183rd ST). We look forward to the new restaurant opening soon.
- Consolidate Dispatch Center (3700 West 183rd Street, Hazel Crest, IL 60429). 911 dispatch agencies E-Com and SouthCom are combining and will provide emergency telecommunication services for 13 municipalities. They have selected the former Bank Financial Building for their new consolidated dispatch agency. Renovations are scheduled to start soon with an anticipated completion date of January / February 2025.
- Lead Service Line Removal | Meter Replacement. The Village will begin the process of removing leads service lines for residents. This project is in phase 1 which mostly impacts the Potawatomi Hills subdivision. The use of lead in the construction of water service lines was banned in the early to mid-80's. As such we do not believe there are any homes with a lead service line in Village West as they are newer homes. However, we will replace every resident's water meter and convert to a new water billing system. Again, we are in the initial stages of this project and still about 3 to 4 years out from completion.
- 175th Phase II – Update: Construction is scheduled to start the week of March 5 - Site-work the week of the 18th (weather pending) - Substantial completion is set for July 26th with final completion listed for August 9. New amenities include Walking Trail - 2nd Shelter - Splash pad - Playground equipment.
- New Village Website - Launch date is Friday, March 1st.
- March 19th Primary Election – Referendum questions. At the upcoming March 19th Primary Elections, Hazel Crest Residents will have three referendum questions on their ballot for consideration. Attached is a handout on the referendum questions that you can share with your members.

Community Events

Saturday, March 2: Community Open House

10:00 – 11:30A President's Ball Room at the Vernard Alsberry, Jr. Municipal Center

12:30 – 2:00P Senior Room at the Martin Kaushack Public Safety Center

Learn more about the 3 ballot referendums before the March 19 election.

Thursday, March 7

2:00 – 3:30P Sheriff Dart's office and the Hazel Crest Police Dept is presenting a Cyber Crimes Safety Presentation at the Police Dept. Training Room 3000, W. 170th PL

Friday, March 8

3:00 P The Veterans Commission Food Give-away will be held at the Hazel Crest Family Center
16990 Dixie Highway