

GARDEN COURT TOWNHOUSE ASSOCIATION

Board of Director's Meeting – February 27, 2023

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

NEXT BOARD MEETING

MONDAY, MARCH 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

Rolland Craig - Treasurer

Michael Cain - Director

Linda Stampley – Director

Gail Drish-Smith - Director

Scott Adler – EPI Management Rep.

Board Member(s) Absent

Harold Gause – Vice President

Tamika Hill – Director

Open Forum/Homeowners Remarks

- Homeowner had questions regarding a letter they received to paint their security door. Homeowner notified the board that a tree near their home was never trimmed, their snow isn't being shoveled, and wires are exposed in the fear of their home.

Secretary Report

- Motion made by Linda Stampley for approval of minutes from January. Motion seconded by Gail Drish-Smith. Motion passed by unanimous vote.

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- **35** homeowners in arrears, totaling **\$61,073.48**.
- Motion made by Michael Cain for Treasurer Report approval. Motion seconded by Linda Stampley. Motion passed by unanimous vote.



Management Report

- Management provided the board with the updated directory which includes committee appointments and clubhouse WI-FI password.

Architectural Report

- Rolland Craig motioned to accept the proposal from Construction Concepts for the buckling siding at 3475. Michael Cain seconded the motion. Motion carried by unanimous vote.

Clubhouse/Pool

- Clubhouse needs a new hot water heater due to the corrosion from the chemicals in storage.
- The Board is currently reviewing the possible re-purposing of the pool area due to the need for the pool to undergo a complete reconstruction, as it is beyond its current useful life expectancy. Here's an overview of what would be entailed regarding the reconstruction of the pool. Replacement of the pump, water heater, chemical feeders, pool room piping, underground piping, pool deck replacement, coping stone replacement, tile replacement,

sandblasting and re-plastering of the pool, replacement of electrical lines, and interior pool lighting replacement. The amount estimated by the All Seasons Pool Company for completion of this work is between \$175,000 and \$250,000, which falls in line with proposals management received for re-construction of a pool at another complex last year.

- Since the cost for re-constructing the pool would be an extremely high capital expenditure, the Board decided to use the FOB system for the clubhouse and the video surveillance cameras to determine the number of households who visited and utilized the pool during the 2022 season. Taking into consideration, the low household usage and the extremely high repair costs, the Board is reviewing all viable options for the best use of the area.
- Management provided the board with the proposal from ESS Engineering to conduct a study for future use of the pool area and abandonment of the pool.
- Management submitted the proposal from All Seasons for pool service over the 2023 season.

Landscaping – No Report

Orientation

- Closing January 27th at 18621
- Closing February 3rd at 18609

Rules/Regulations – No Report

Volunteers – No Report



Old Business

- Hazel Crest police department sponsored a crime prevention seminar to unify the south suburbs and prevent crime before it happens.

New Business

- Board requested that the website be updated to include upcoming events and meeting dates for the entire year.
- The brochure regarding the Calumet Country Club Redevelopment Plan will be removed from our website. The board doesn't want to be perceived as taking a stand one way or another.

Adjournment

- Rolland Craig motioned to adjourn general session at 8:10 p.m. Gail Drish-Smith 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.

Respectfully Submitted: Hope Craig, Recording Secretary