

Garden Court Townhouse Association

Board of Director's Meeting – February 28, 2022

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

Board Member(s) Present

Rosemary Hulett – President
Rolland Craig – Treasurer
Sandy Keller – Secretary
Linda Stampley – Director
Michael Cain – Director
Gail Drish Smith - Director
Scott Adler –EPI Management Rep.

NEXT BOARD MEETING

MONDAY, MARCH 28, 2022

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

Open Forum/Homeowners Remarks

- Homeowner called the police regarding suspected drugs deals in the visitor's parking.
- Homeowner wanted to know when the flat roofs will be repaired or replaced.
- Homeowner requested an update on their work order.

Secretary Report

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

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- **32** homeowners in arrears, totaling **\$69,477.47**.
- Motion made by Sandy Keller for Treasurer Report approval. Motion seconded by Gail Drish Smith. Motion passed by unanimous vote.

Management Report

- Management emailed the Fire Marshall per his request regarding the installation of markers on the fire hydrants. The Fire Marshall forwarded the request to Public Works.

Architectural Report

- Management informed the Board that Barry Roofing will submit their report for additional repairs at 18649 once the report is completed.
- Management submitted an email from Barry Roofing regarding ice damming at 3500. There was no leakage from the roof; however, they believe the ice and water shield wrapped over the gutter flashing may have contributed to the ice dam. They propose tearing off this section of the roof, and installing new ice and water shield, shingles, and section of gutter.

- Management submitted a proposal from Able Sewerage for the collapsed storm sewer at 18639. Management also requested that Hazel Crest inspect their main line to confirm that it's not the collapsed line. Management recommends tabling this matter until next month.
- Sign Outlet confirmed that the sign permits were approved, and the production order was placed on January 27th for the Village West sign.

Clubhouse/Pool – No Report

Landscaping

- Management submitted an inspection report from Magic hands for the removal of a tree and stump grinding at 18626. Magic Hands also recommended that the Ash trees at 18670, 3401, and 3405 be removed because they too are decayed inside.
- Magic Hands from the recent high winds.

Orientation – Committee had one orientation this month.

Rules/Regulations

- Management presented for the Board's review and discussion the proposed rule change (Communication Policy). Rolland Craig motioned to accept the rule change. Linda Stampley seconded the motion. Motion to initiate this rule change passed by unanimous vote.

Volunteers – No Report

Old Business – No Report

New Business – No Report

Adjournment

- Rolland Craig motioned to adjourn general session at 8:13 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.