

GARDEN COURT TOWNHOUSE ASSOCIATION

Board of Director's Meeting – March 22, 2021

Meeting was called to order at 7:05 p.m. by Rosemary Hulett

Board Member(s) Present

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

Board Member(s) Absent

Harold Gause – Vice President

Open Forum

- Homeowner notified the board that their roof is leaking, and there's water in the basement.
- Homeowner wanted to follow up with the board on damages from ice damming.
- Homeowner wanted clarification for the violation letter they received. Homeowner also mentioned garage door needing painting, and the weeds cut down.
- Homeowner received a letter regarding the patio sinking and discovered that pipes are underground where they shouldn't be.
- Homeowner wanted to follow up on several work order requests.
- Homeowner reported that ice damming caused a leak at the front entry door. Homeowner also notified the board that branches need trimming.

Secretary Report

- Motion made by Clint Alexander for approval of minutes from February with the removal of March 31st being the deadline for EPI to receive the census forms. The motion included extending the deadline until April 30th. Both motions were seconded by Michael Cain. Motions passed by unanimous vote.

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- 29 homeowners in arrears, totaling \$51,927.40.
- Motion made by Michael Cain for Treasurer Report approval. Motion seconded by Clint Alexander. Motion passed by unanimous vote.

Management Report

- Management provided the cost to repair a roof leak resulting from wear and tear. Rolland Craig motioned to accept the bid. Linda Stampley seconded the motion. Motion passed by unanimous vote.

Architectural Report – No Report

Clubhouse/Pool

- Management submitted the proposal from All Seasons Pools for the opening, weekly maintenance, and winterization of the pool. The board has tabled this matter until the next board meeting.

Landscaping

- Management submitted photos of various areas with turf damage. Lepore Landscape will address this in the spring.
- Management submitted for the boards review the area where the homeowners are requesting that trees be removed. The board will revisit this in July, if finances permit.

Orientation

- One unit closed on February 26th, another is scheduled to close March 19th, and a contract has been placed on another unit.

Rules/Regulations – No Report

Old Business – No Report

New Business – No Report

Adjournment

- Sandy Keller motion to adjourn general session at 8:19 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, APRIL 26, 2021

7:00 P.M.

ALL HOMEOWNERS WELCOME

Via Conference Call at 877-568-4106

Access Code: 701-601-837

First 30 Minutes is for homeowner's remarks

**census
2021**

Census forms are
due to EPI by 5pm,
April 30th

GARDEN COURT ASSOCIATION WEBSITE

gardencourttownhouse.org

ATTENTION HOMEOWNERS

**Please read the attached
special letter from the board
regarding the status of the
Association's current
assessment delinquencies**