

# **GARDEN COURT TOWNHOUSE ASSOCIATION**

**Board of Director's Meeting – March 25, 2024**

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

## **Board Member(s) Present**

**Rosemary Hulett – President**  
**Harold Gause – Vice President**  
**Rolland Craig - Treasurer**  
**Tamika Hill - Director**  
**Suffayyah Noor – Director**  
**Gwen Foshee - Director**  
**Scott Adler – EPI Management Rep.**

## **Board Member(s) Absent**

**Freeman Pendleton, Jr. Director**  
**Tamika Hill - Director**

## **Open Forum/Homeowners Remarks**

- Homeowner reported standing water on the side of their garage.

## **Secretary Report**

- Motion made by Harold Gause for approval of minutes from February. Motion seconded by Rolland Craig. Motion passed by unanimous vote.

## **Treasurer Report**

- Invoices presented for payment were reviewed and paid.
- **54** homeowners in arrears, totaling **\$61,035.65.**
- Motion made by Suffayyah Noor for Treasurer Report approval. Motion seconded by Gwen Foshee. Motion passed by unanimous vote.

## **Management Report**

- Management reported that the sewer has been repaired and clean-out installed at 3522. Concrete has not been restored due to weather conditions.
- Management submitted several proposals for the installation of GFI outlets at the entry signs. Gwen Foshee motioned to approve the bid from Craig & Associates. Suffayyah Noor seconded the motion. Motion carried by unanimous vote.
- Leaf Filter submitted their proposal for the installation of the next wave of gutter guards to include 3467, 18664, 18600, 18630, 3445, and 18601 buildings for a total cost of \$60,809, which is \$5,000 less than the last installation. Rolland Craig motioned to accept the proposal with the revised plan of the homes selected. Harold Gause seconded the motion. Motion carried by unanimous vote.
- Management forwarded the approval to Barry Roofing for the leveling of the front canopy at 18640 between the unit and garage.
- Management provided the board with the member directory for review. Board members suggested a few adjustments.

**Architectural Report** – No Report

**Clubhouse/Pool** – No Report

## Landscaping

- Lepore reached out to confirm whether we would like mulch to put down this spring.

## Orientation

- Orientation scheduled for April 1<sup>st</sup> for 3405. Closing is April 4<sup>th</sup>.

## Rules/Regulations – No Report

## Volunteers – No Report

## Social – No Report

## Old Business -No Report

## New Business

- Village of Hazel Crest Public Works is asking that homeowners NOT flush “disposable” wipes. Although these wipes are labeled as disposable, they back up the sewer system to the toilet. **PLEASE DON'T USE.**
- When disposing of your garbage, please put garbage in bags before putting it in your garbage can. On garbage day, the sub-division is covered with loose garbage that has flown out of various garbage cans.
- Rolland Craig motioned to allow the Village of Hazel Crest to install poop stations along the pathway. Pet owners have been throwing poop bags in the trees at the end of the pathway on Central Park. Bags have also been found in the bushes at the clubhouse. Gwen Foshee seconded the motion. Motion carried by unanimous vote.

## Adjournment

- Rolland Craig motioned to adjourn general session at 8:17 p.m. Harold Gause 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 22ND  
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**

### **SPRING CLEANING?**

**HOMEWOOD DISPOSAL  
MYDISPOSAL.COM**

Dispose of furniture, carpet, grease,  
mattresses, appliances, paint,  
electronics, medical supplies, etc.

**CALL PRIOR TO SITTING TRASH OUT**

Respectfully Submitted: Hope Craig, Recording Secretary