

Garden Court Townhouse Association

Board of Director's Meeting – March 27, 2023

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

Board Member(s) Present

Rosemary Hulett – President
Harold Gause – Vice President
Rolland Craig – Treasurer
Michael Cain – Director
Linda Stampely - Director
Gail Drish-Smith – Director
Tamika Hill - Director
Scott Adler –EPI Management Rep.



NEXT BOARD MEETING

MONDAY, APRIL 24, 2023

VIA CONFERENCE CALL AT **877-568-4106**

ACCESS CODE: 701-601-837

FIRST 30 MINUTES IS FOR
HOMEOWNER'S REMARKS

**ALL HOMEOWNERS ARE INVITED TO THE
ENTIRE GENERAL SESSION**

Open Form/Homeowners Remarks

- Homeowner had questions regarding a letter they received to paint their security door. Homeowner also notified the Board that several street lights are out.
- Homeowner wanted the Board to know about a program that ComEd has for free trees. If you're taking advantage of this program, you will need to complete a Modification form. Homeowner also notified the Board that vehicles are speeding and the police have been notified.
- Homeowner reported that dog owners are releasing unleashed dogs into the neighborhood to poop everywhere, even in driveways.

Secretary Report

- Motion made by Michael Cain for approval of minutes from February. Motion seconded by Linda Stampely. Motion passed by unanimous vote.

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- **36** homeowners in arrears, totaling **\$60,315.08**
- Motion made by Harold Gause for Treasurer Report approval. Motion seconded by Gail Drish-Smith. Motion passed by unanimous vote.



Architectural Report

- The contractor will schedule the work at 3475 once the material is delivered and conditions allow.
- Able Sewerage cleared roots out of the line behind 18625 so that it flows freely at this time. However, there is evidence of root infiltration that might need replacement in the future. EPI will investigate options going forward for the Board's review.
- Able Sewerage submitted photos of the work needed for the 18625 sanitary sewer failure. Management provided the board with the signed proposal to replace a section of the sanitary sewer under the living room.
- Work will begin on fence repairs, as well as the necessary painting of front doors.
- K Brothers informed management the replacement of the Central Park fence has been completed.

Clubhouse/Pool

- Management submitted a proposal from Intelligent Infrastructure for the installation of a new camera to record the path and clubhouse entry. Rolland Craig motioned to accept the bid

providing the funds come from reserves. Tamika Hill seconded the motion. Motion carried by unanimous vote.

- The board will schedule a special meeting to discuss ideas for the possible re-purposing of the pool. The suggestions will be used by Management to obtain Feasibility Study Report proposals from engineering firms.

Landscaping – No Report

Orientation – No Report

Rules/Regulations – No Report

Volunteers

- The committee was asked to look into possible dates for this year's subdivision garage sale.

Old Business – No Report

New Business – No Report

Adjournment

- Rolland Craig motioned to adjourn general session at 7:44 p.m. Michael Cain 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.



VILLAGE SANITARY REQUIREMENTS

Sec. 13-9. - Sanitary requirements of private buildings and premises. When it comes to the attention of the health officer that the conditions of any building or premises is prejudicial to the health or dangerous to the lives of the occupants and the public, the health officer shall make a thorough examination of the building or premises and shall cause such building or premises to be put in a sanitary condition at the cost of the person who is responsible for causing such unsanitary or dangerous condition.

The health officer shall see that every dwelling shall be clean and free from any accumulation of dirt, filth, rubbish, garbage or other matter in or upon the same or in the courts, yards, passages or areas connected with or belonging to the same and that the owner of such building or in the case of a private building, the occupant thereof shall keep such parts in a clean condition at all times.

(Ord. No. 20-1973, § 1.30, 11-13-73)

STREET PARKING

Our subdivision streets are narrow; therefore, please refrain from parallel parking directly across from another car. Emergency and service vehicles are unable to get through. Please share this courtesy with your guests.

GARDEN COURT WALKERS

SATURDAYS @ 7 AM



MEET AT THE **STOP SIGN** ON
NORTH END OF VILLAGE
DRIVE/GOLFVIEW

PROCEED TO **FLOSSMOOR
HILLS PATH**

ALL RESIDENTS ARE INVITED

DOG ORDINANCE



Homeowners are responsible
for picking up after their dog.

Infraction is a fine of **\$50**.

Please make sure your dogs are always leashed.
Dogs shouldn't be roaming in the neighbor's yard.