

# GARDEN COURT TOWNHOUSE ASSOCIATION

Board of Director's Meeting – March 28, 2022

Meeting was called to order at 7:01 p.m. by Rosemary Hulett

## Board Member(s) Present

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



## Open Forum

- New homeowner inquired about colored flags surrounding their unit, a satellite dish that was removed from the roof, and a branch hanging over the garage.

## Secretary Report

- Motion made by Sandy Keller 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.
- **36** homeowners in arrears, totaling **\$82,014.47**.
- Motion made by Michael Cain for Treasurer Report approval. Motion seconded by Linda Stampley. Motion passed by unanimous vote.

## Management Report

- Management informed the board that Nicor hit a sewerage line the seeped into one unit and surrounded three other units.

## Architectural Report – No Report

- Management reviewed the work order history of the collapsed storm sewer at 18639 and found the Village denied responsibility for clearing this line in the past, and Able Sewerage cleared the line last year. Able Sewerage reported the sewer line was collapsed.
- Management submitted several proposals for the repair of the collapsed line at 18639. Rolland Craig motioned to accept the proposal of Able Sewerage. Michael Cain seconded the motion. Motion passed by unanimous vote.
- Management received an update from SMS regarding their inventory of siding. The design is different from that on our units, but the color is the same.

## Clubhouse/Pool

- Management submitted the completed pool license application submitted to the Health Department for the upcoming season.

- Management supplied the board with several proposals for the drinking fountain. Harold Gause motioned to accept the proposal from Zoro/Elkay. Gail Drift-Smith seconded the motion. Motion passed by unanimous vote.
- Management reviewed the proposals submitted for opening, maintenance, and winterization of the pool. Harold Gause motioned to accept the proposal from All Seasons. Rolland Craig seconded the motion. Motion passed by unanimous vote.

### **RENT CLUBHOUSE & POOL FOR PRIVATE PARTIES AT [gardencourttownhouse.org](http://gardencourttownhouse.org)**

#### **Landscaping**

- Management submitted a proposal from Lepore Landscape for the planting of a replacement pine tree by 18634. Gail Drift-Smith motioned to accept the proposal to replace the tree with a Colorado Spruce. Rolland Craig seconded the motion. Motion passed by unanimous vote.

#### **Orientation**

- There were three orientations this month: 18660, 3466, and 3535. All orientations went well.

#### **Rules & Regulations – No Report**

#### **Volunteers – No Report**

#### **Old Business – No Report**

- Management submitted, for the board's review, an email from Rosemary regarding additional costs for removal of the existing signage, railroad ties, and electricity by Lepore Landscape. This additional cost will be split among the seven (7) associations. Rolland Craig motioned to accept the proposal from Lepore. Harold Gause seconded the motion. Motioned passed by unanimous vote.
- Management reported that they still have no response from Hazel Crest Public Works regarding the installation of markers on the fire hydrants.

#### **New Business – No Report**

#### **Adjournment**

Rolland Craig motion to adjourn general session at 8:13 p.m. Sandy Keller 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 25, 2022**

**7:00 P.M.**

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

**ACCESS CODE: 701-601-837**

**FIRST 30 MIN. IS FOR HOMEOWNER'S REMARKS**

**ALL HOMEOWNERS WELCOME**

### **DOG ORDINANCE**

Homeowners are responsible for picking up after their dog



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

Respectfully Submitted: Hope Craig, Recording Secretary