

GARDEN COURT TOWNHOUSE ASSOCIATION

Board of Director's Meeting – April 22, 2024

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

NEXT BOARD MEETING MONDAY, MAY 20, 2024 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



Board Member(s) Present

Rosemary Hulett – President
Harold Gause – Vice President
Rolland Craig – Treasurer
Tamika Hill – Director
Gwen Foshee – Director
Suffayyah Noor – Director
Freeman Pendleton, Jr. – Director
Scott Adler – EPI Management Rep.

Open Forum/Homeowners Remarks

- Homeowner discovered that the fan duct in the master bathroom isn't venting out.
- Homeowner commended EPI staff. Homeowner also let the board know that per Hazel Crest Village newsletter, Village Drive will be paved this summer. Homeowner also notice that people aren't picking up after their dogs while walking along the path. The smell of feces is in the air.
- Homeowner reported that there is a sink hole by their air conditioner.
- Homeowner wanted to discuss a notice they received to remove a satellite. The homeowner didn't know that the satellite was there, they inherited it with the purchase of the home.

Secretary Report

- Motion made by Freeman Pendleton, Jr. for approval of minutes from March. Motion seconded by Rolland Craig. Motion passed by unanimous vote.

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- Last year we were over budget due to landscaping, concrete work, and general repairs.
- **56** homeowners in arrears, totaling **\$65,536.60.**
- Motion made by Suffayyah Noor for Treasurer Report approval. Motion seconded by Harold Gause. Motion passed by unanimous vote.

Management Report

- Construction Concepts repaired the pavers at 18621 that were damaged by snow removal.
- Leaf Filter has completed the installation of gutter guards on six buildings for a cost of \$60,809.
- Currently, we don't have any proposals for the concrete replacement that we discussed in March.
- Center Guard Plumbing inspected the sewer outside of 3467 and discovered root build-up in the run-out line about five feet out from the building. A new clean-out would need to be installed on the outside of the unit because the access from inside is not large enough to allow the cutting tool into the line. The plumber submitted a proposal. Gwen Foshee motioned to accept the proposal from Center Guard Plumbing. Freeman Pendleton, Jr. seconded the motion. Motion passed unanimously.
- Homeowner at 18667 approved the removal of the tree and its root system at the front of the unit that is causing the heaving of the driveway. Gwen Foshee motioned to remove the tree and its roots. Freeman Pendleton, Jr. seconded the motion. Motion carried unanimously.

- Management provided the board with the specifications for mud jacking potential trip hazards. No proposals have been received as of today.
- Management reviewed emails from 2022 regarding the installation of high fencing to stop golf balls. At the time, the Building Inspector for Hazel Crest wouldn't approve. Management will revisit this for approval under the current village code. Construction Concepts confirmed an impact resistant vinyl siding is available, but it is significantly more costly than the standard vinyl siding. The contractor will submit a cost for the improved material.
- Management submitted to the board the proposal from Lepore Landscape for various repairs. Rolland Craig motioned to accept the proposal. Harold Gause seconded the motion. Motion carried unanimously.
- Management submitted a proposal from Craig and Associates for the removal of the saunas in the men's and women's washrooms. Harold Gause motioned to accept the proposal. Tamika Hill seconded the motion. Motion passed unanimously.
- Management submitted to the board the updated Board Member Directory.
- Management submitted to the board the clubhouse rental applications.

Architectural Report – No Report

Clubhouse/Pool

- The door in the men's bathroom must be checked for repair because leaves are getting in the locker room and the door is locked.

Landscaping – No Report

Orientation

- Orientation completed for 3434. Closing is scheduled for Wednesday, April 24th. The contract on 3405 was unsuccessful.



Rules/Regulations – No Report

Volunteers – No Report

Social – No Report

Old Business – No report

New Business



- Social and Volunteer committee will come together to develop a periodical, "Did You Know?" The purpose is to help keep our community well informed. Stay tuned for more details.

Adjournment

- Harold Gause motioned to adjourn the general session at 8:03 p.m. Rolland Craig 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.

POWER WASHER RENTAL

If you are interested in renting the power washer to clean your patio or sidewalk, please contact
EPI

CONGRATULATIONS TO ALL GRADUATES

During this season of celebration, we want to remind you that this is a **"No Sign"** community.

Yard signs and flags **are a violation**.

Also, **remind party guests not to park on yellow painted curbs or block homeowner's driveways.**