

Garden Court Townhouse Association

Board of Director's Meeting – April 24, 2023

Meeting was called to order at 7:13 p.m. by Rosemary Hulett

Board Member(s) Present

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



Open Forum/Homeowners Remarks – No Report

Secretary Report

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

Treasurer Report

- Have not received any invoices for payment.
- **40** homeowners in arrears, totaling **\$63,464.35**.
- Motion made by Tamika Hill for Treasurer Report approval. Motion seconded by Michael Cain. Motion passed by unanimous vote.

Architectural Report

- Management submitted for the boards review the proposal from Able Sewerage regarding replacement of a section of the sanitary sewer at 18625 due to root infiltration, which indicates a break in the line. Management is waiting for the attorney, C. Ryan, to respond.
- Management is collecting bids for concrete replacement throughout the development. There are a few contractors that have not submitted a proposal for this project as of today's meeting.
- Management is also collecting bids for concrete leveling. So far, Affordable Concrete Raising has inspected the site, but has not provided a proposal as of the preparation of this report. Management is awaiting proposals from two other vendors.
- Management was informed by R. Craig that the power to the streetlights in the 3500 court is likely due to a cut line from the sanitary sewer repairs completed a few months ago at 3510. Management has issued a work order to Volt Electric to locate and repair the break. The contractor was also issued a work order to inspect the post light at the front entry of the clubhouse for wiring issues.
- The Central Park chain link fence was installed by K. Brothers Fence.

Clubhouse/Pool

- Management submitted for the Board's records the contract with Intelligent Infrastructure for the installation of the additional camera that covers the approach to the clubhouse and upgraded DVR. Installation will be completed the week of April 24th.
- Management submitted for the Board's review a draft questionnaire to be issued to all homeowners asking for their ideas and suggestions for re-purposing the pool area.

Landscaping

- Lepore, along with a member of the Landscaping Committee assessed areas throughout the development that require care this season.

Orientation – No Report

Rules/Regulations – No Report

Volunteers – No Report

Old Business – No Report

New Business – No Report

Adjournment

- Michael Cain motioned to adjourn general session at 7:48 p.m. Linda Stampley 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, MAY 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

**IF YOU SEE ILLEGAL ACTIVITY, CALL
THE POLICE, AND LOITERING IS A
VIOLATION OF HAZEL CREST
ORDINANCE**

SECTION 15-10

SEE SOMETHING!

SAY SOMETHING!

GARDEN COURT WALKERS

SATURDAYS @ 7:15 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