

Board Member(s) Present

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

Board Member(s) Absent

Linda Stampley – Director
Gail Drish-Smith - Director

Open Forum

- Homeowner wanted an update on the work order for their gutters, which are cracked. Homeowner also stated that the elbow is missing on the gutter in the rear of the unit.
- Homeowner inquired about the work order for their sinking patio that creates a pool of water when it rains.

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

- Invoices presented for payment were reviewed and paid.
- 30 homeowners in arrears, totaling \$77,024.06.
- Motion made by Sandy Keller for Treasurer Report approval. Motion seconded by Michael Cain. Motion passed by unanimous vote.

Management Report from EPI

- Management provided the board with the police report for the accident that damaged the Garden Court sign, fire hydrant, and landscaping. Management also included the proposal from Lepore Landscape for restoring the damaged turf, planting of a crabapple tree to replace the damaged one, and removal/replacement of the damaged bushes for a total of \$1,650. Rolland Craig inquired whether the vehicle owner had proof of insurance. Rolland Craig motioned to accept Lepore's proposal. Harold Gause seconded the motion. Motion passed by unanimous vote.
- Rolland Craig motioned to accept EPI's Management Agreement. Motion seconded by Michael Cain. Motion passed by unanimous vote.
- Management provided the board with notification of a satisfactory workers compensation audit which resulted in a returned premium of \$209.08. All contractors have insurance.

Architectural Report

- Management sent Construction Concepts to 3475 to provide a proposal for repairing sagging siding above the front entry canopy. Construction Concepts determined the buckling siding is due to the canopy sagging. In order to provide a quote for repair, the soffit will need to be removed to determine if the framing needs replacement.
- Management provided an invoice from Able Sewerage for the repair to the failed storm sewer line on April 19th. Management has requested a quote from Lepore for restoring the area.



- Committee will begin preparing for the next phases of the Leaf Fitters installation and the repairs of fences and decks.

Clubhouse/Pool

- All Seasons has emptied, cleaned, and began filling the pool. They also repaired the tiles that fell out.
- All Seasons stated that the pool needs significant restoration work; however, these repairs aren't necessary for this season. Management requested a proposal for the restoration.
- **THE CLUBHOUSE/POOL IS THE PERFECT PLACE FOR A CELEBRATION OR EVENT –**
Log on to gardencourttownhouse.org to make your reservation. Reservations require a two-weeks advanced notice. All forms and rules & regulations are also on the website, and downloadable in pdf format. Payment is also handled on the website. Please contact EPI if you have any questions.
- **VOLUNTEERS NEEDED • • • VOLUNTEERS NEEDED • • • VOLUNTEERS NEEDED**
In order for the pool to open this season, we must have people willing to assist with opening and closing the pool, which includes testing the water (training provided). If several people sign up for a time slot, no one individual will be overwhelmed. PLEASE EMAIL ROSEMARY HULETT at rosebush54@sbcglobal.net ASAP; we'd love to open Memorial Day, as planned.

Landscaping - No Report

Orientation

- There were two orientations this month, 3462 and 3466. Both orientations went well.

Rules/Regulations – No Report

Volunteers – No Report

Old Business

- Sign Outlet confirmed the fabrication of the Village West sign has been completed and installation will be scheduled once they receive confirmation of the date the old sign and bushes will be removed.

New Business – No Report

Adjournment

- Rolland Craig motioned to adjourn general session at 8:25 p.m. Michael Cain seconded the motion. Motion passed by unanimous vote, then the Board convened for executive session to discuss litigations, violations or rules and regulations, homeowner's delinquent accounts, and to consult with legal counsel.

NEXT BOARD MEETING

MONDAY, MAY 23, 2022

7:00 P.M.

Via Conference Call at 877-568-4106

ACCESS CODE: 701-601-837

FIRST 30 MIN. IS FOR HOMEOWNER'S

WE'RE LOSING A GEM

The Board would like to thank Sandy Keller for her many years of service. Sandy has resigned as Board Secretary, effective the end of April. Sandy's contributions will surely be missed.