

## **Garden Court Townhouse Association**

### **Board of Director's Meeting**

**May 23, 2002**

Meeting was called to order at 7:03 p.m. by Rosemary Hulett



### **Board Member(s) Present**

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

### **Board Member(s) Absent**

Harold Gause – Vice President

### **Open Forum**

- Homeowner inquired about the work order for their exposed wood and the tree they requested.
- Homeowner informed the Board that the downspout near their garage needs repair because water is creating a puddle with constant downpour. Homeowner also notified the Board that along the fence on Central Park there are garbage bags with dog feces and debris is in the wooded area.

### **Secretary Report**

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

### **Treasurer Report**

- Invoices presented for payment were reviewed and paid.
- 30 homeowners in arrears, totaling \$78,551.67.
- Motion made by Gail Drish-Smith for Treasurer Report approval. Motion seconded by Michael Cain. Motion passed by unanimous, vote.

### **Management Report from EPI**

- Management has contacted the Village, weekly, requesting an update on the replacement of the stop sign at the entry of Golfview. Management has received no response.
- Management received a formal retirement letter from Sandy Keller. Rolland Craig motioned to accept Sandy's retirement. Linda Stampley seconded the motion. Motion passed by unanimous vote. The Board wants to express their gratitude for Sandy's many years of service.

### **Architectural Report**

- Gutter cleanings began last week.
- Management informed the Board that Construction Concepts has not inspected the canopy at 3475 due to weather delays on other projects.
- Management approved Lepore Landscape's proposal to restore the area damaged by the storm sewer repair at the rear of 18639.
- Management shared an email with the Board from Barry Roofing stating that the canopy roof at 3537 needs replacing. Rolland Craig motioned to accept the proposed cost. Michael Cain seconded the motion. Motion passed by unanimous vote.
- Management submitted the proposal to replace the decking, railing system, and sister new joists at 18642. Gail Drish-Smith motioned to accept the proposal. Michael Cain seconded the motion. Motion passed by unanimous vote.
- Management provided the Board with a map indicating the buildings with leaf guards previously installed, and the proposed buildings for 2022. The Board added an additional section.

- The sump pump lines buried at 18601 and 18605 is causing the lawn area at the front of Grow Homes to hold standing water. Lepore Landscape submitted a quote to install 80 feet of drain tile to the low area. Gail Drish-Smith motioned to accept the quote. Linda Stampley seconded the motion. Motion passed by unanimous vote.

### Clubhouse/Pool

- Party hosts, please remember to inform your guest that parking is on Village Drive only.
- Management submitted a proposal from All Seasons for the purchase of a robotic pool cleaner. Management also included the list of daily responsibilities to maintain the pool.
- **THE CLUBHOUSE/POOL IS THE PERFECT PLACE FOR A CELEBRATION OR EVENT** – Log on to [gardencourttownhouse.org](http://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 can be made on the website.
- **Hooray!** The pool is scheduled to open on Friday, June 17<sup>th</sup>; therefore, registration for pool passes has begun. To obtain a pool pass, log on the Garden Court website, click on the "Clubhouse/Pool" tab for a registration form and pool procedures. Hard copies of the form and procedures will also be mailed to all homeowners.
- **Pool Pass photos!** Please email a headshot (shoulder and up, only), of each household family member, along with your unit number, and their first and last name to [gardencourtpool@gmail.com](mailto:gardencourtpool@gmail.com). **THE DEADLINE TO OBTAIN A POOL PASS IS SATURDAY, JUNE 25<sup>TH</sup>.** Pool passes will be delivered to homeowners upon approval from EPI.

### Landscaping

- Committee will walk through the property on Friday to inspect all trees and bushes.

### Orientation – No Report

### Rules/Regulations – No Report

### Volunteers

- The Board would like to thank the volunteers for distributing the pool flyers.

### Old Business

- The Village West sign has been removed, along with the bushes. While waiting for one association to pay their portion, we will meet with Lepore Landscape on Friday. The new sign will be installed within the next few weeks.

### New Business – No Report

### Adjournment

- Michael Cain motioned to adjourn general session at 8:45 p.m. Gail Drish-Smith 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, JUNE 27, 2022**

**7:00 P.M.**

**Via Conference Call at 877-568-4106**

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

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

## **CONGRATS 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.