

GARDEN COURT TOWNHOUSE ASSOCIATION

Board of Director's Meeting – May 24, 2021

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

Board Member(s) Present

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

NEXT BOARD MEETING

MONDAY, JUNE 28, 2021

7:00 P.M.

ALL HOMEOWNERS WELCOME

Via Conference Call at 877-568-4106

Access Code: 701-601-837

First 30 Minutes is for homeowner's remarks

Open Forum

- New homeowner introduced themselves to the board. Homeowner was reminded that their deck is in disrepair and needs to be stabilized.
- Homeowner wanted an explanation why foundation damage is their responsibility and not the association. Homeowner was referred to the Homeowner's Manual and the Declarations.
- Homeowner reported that roof repairs were never done by Barry Roofing. The homeowner will forward all pictures and documentations to EPI.
- Homeowner requested notification prior to contractors showing up to do work, wanted an update on the opening of the clubhouse/pool, wanted a breakdown of how the assessments are spent, and wanted to know if they're responsible for the rotting waterspout. EPI will talk to contractors about contacting homeowners, and they'll send the budget to the homeowner.
- Homeowner wanted an update on work order request for canopy over the front door, discuss patio violation, and the process for creating a temporary walkway.

Secretary Report

- Motion made by Michael Cain for approval of the minutes from April. The motion was seconded by Rolland Craig. Motions passed by unanimous vote.

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- 22 homeowners in arrears, totaling \$50,600.06.
- Motion made by Michael Cain for Treasurer Report approval. Motion seconded by Linda Stampley. Motion passed by unanimous vote.

Management Report

- Management presented a reimbursement request for review.
- Management submitted a listing of homeowners that haven't returned the census card.

Architectural Report

- Scott and Rolland did a walk through/inspection last week, and work has begun. It was noted that the bench along the pathway is peeling, and the pool's water fountain needs to be replaced.

- Management submitted the proposal from Barry Roofing to repair a leaking canopy and install new metal flashing along the sides.

Clubhouse/Pool

- When the state enters Phase 5, management will obtain a copy of the guidelines for the board's review of adherence requirements and approval of action steps needed to open the clubhouse and pool.
- Management submitted the proposal from All Seasons Pools for weekly maintenance, opening, and winterization of the pool.
- Management provided an update from the IDPH regarding pool operations from May 5, 2021. Currently, no Phase 5 guidelines have been issued by the IDPH or the CDC pertaining to pool operations.
- Management provided an update from Intelligent Infrastructure regarding the power issues with the door system and cameras. They confirmed that the power cabinet was failing and replaced it. Intelligent Infrastructure recommended updating the PC.

Landscaping

- Linda Stampley motioned to plant ALL trees in the fall because planting now would require that the homeowner water the trees daily. Michael Cain seconded the motion. Motion passed by unanimous vote.
- Scott and Michael did a walk through/inspection. They will discuss their recommendations at the next meeting.
- Management informed Lepore of the Board's approval for the planting of four (4) trees.
- Management submitted the proposal from Lepore to bury two (2) downspouts and run them 40 feet into the wooded area. Included in the proposal, is the cost to fill in under a rear patio due to wash out caused by the storm sewer back up.

Orientation – No Report

Rules/Regulations – No Report

Volunteer – No Report

Old Business

- Homeowners mentioned excessive parking on the streets.

New Business – No Report

Adjournment

- Michael Cain motioned to adjourn general session at 8:59 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.



Please show some courtesy to your neighbors' guests by **NOT** leaving your car in the "Guest Only" parking spaces indefinitely. Your car will be ticketed and/or towed after **3** consecutive days.

CONGRATS ALL GRADUATES



During this season of celebration, we want to remind you that this is a "No Sign" community. Yard signs are a violation.

Respectfully Submitted: Hope Craig, Recording Secretary