

Garden Court Townhouse Association

Board of Director's Meeting – June 24, 2024

Meeting was called to order at 7:01 p.m. by Rosemary Hulett

Board Member(s) Present

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



Board Member(s) Absent

Gwen Foshee - Director

Open Forum/Homeowners Remarks

- Homeowner requested status on Barry Roofing coming out to look at their roof. Homeowner also requested a copy of the latest Homeowner's Manual, which includes rules & regulations.
- Homeowner inquired about who is responsible for their dryer vent being replaced because the flap will not close, and birds are making nests inside the vent. Homeowners also inquired about who is responsible for window repair/replacement.
- Homeowner wanted clarification for a fine that they received for excessive noise.
- Homeowner requested status regarding the sinking of their air conditioner.

Secretary Report

- Motion made by Harold Gause for approval of minutes from May. Motion seconded by Freeman Pendleton, Jr.

Treasurer Report

- Invoices presented for payment were paid.
- **37** homeowners in arrears, totaling **\$44,029.97**.
- Motion made by Freeman Pendleton, Jr. for Treasurer Report approval. Motion seconded by Tamika Hill. Motion passed by unanimous vote.

Management Report

- Management submitted proposals for the 2023 audit of financial statements. Suffayyah motioned to accept the proposal from Kibble & Associates for \$4000. Freeman Pendleton, Jr. second the motion. Motion passed unanimously.
- Management submitted for the Board review the proposals received for the concrete replacement discussed at the March meeting. Harold Gause motioned to accept the bid from Construction Concepts. Rolland Craig seconded the motion. Motion carried by unanimous vote.
- Management forwarded the contract to Affordable Concrete for concrete leveling. Once the contractors signs, the contract will be forwarded to Rosemary Hulett for signature.
- Management submitted a proposal from Construction Concepts for the replacement of siding on the west and south walls of 3443 with impact-resistant siding due to golf ball damage for a cost of \$9,990. The board will table this until contact is made regarding fencing and netting options.

- Management provided the board with the current listing of non-complaint and complaint homeowners regarding the census cards.
- Management provided a quote of \$19,960 from Wash Pros for power washing all 37 buildings.
- Management will update the board next week regarding the proposal for tree removal and tree trimming.

Architectural Report

- Fence repairs and replacements have begun.

Clubhouse/Pool – No Report

Landscaping – No Report

Orientation – No Report

Rules/Regulations – No Report

Volunteers – No Report

NEXT BOARD MEETING

MONDAY, JULY 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

Social - Bingo night held on Saturday, June 22nd was a momentous success and tons of fun. Next event is "Line Dancing" on Sunday, July 28th from 3:00p-6:00p. Flyer included with minutes.



Old Business

- Inquiries were made regarding the upkeep of the "Poop Stations" along with path during the winter months.

New Business – No Report

Adjournment

- Freeman Pendleton, Jr. motioned to adjourn general session at 7:57 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.

LEAD PIPE TESTING

The Village of Hazel Crest is offering free inspection and replacement of lead or galvanized water supply lines to homes. If you would like the Village to inspect your water service line to confirm if it is constructed of lead, galvanized metal, or copper, please go to the Village Hall, and request the form for the inspection of your water line. The Village will then have the plumber contracted by the Village contact you to inspect the water line to your home. If the line is found to be lead or galvanized material, the line will be placed on the Village's list for replacement. If the line is found to be constructed of copper, no replacement is necessary. You can also visit the village's website at villageofhazelcrest.com for more information regarding the water pipe replacement program.

Respectfully Submitted: Hope Craig, Recording Secretary

LINE DANCING



Sunday, July 28, 2024

3:00 p.m. – 6:00 p.m.

Be prepared for your next celebration.

**Learn a few line dances while enjoying an afternoon
of fun, time with your neighbors, and music.**

**This a BYOB event. Light refreshments will be
served.**

**RSVP BY Sunday, JULY 21, 2024, VIA EMAIL TO
GARDENCOURTPOOL@GMAIL.COM**

**FIRST COME, FIRST SERVED
SPACE IS LIMITED**