

# Garden Court Townhouse Association

Board of Director's Meeting – June 26, 2023

Meeting was called to order at 7:09 p.m. by Rosemary Hulett

## Board Member(s) Present

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

## Board Member(s) Absent

Tamika Hill – Director  
Linda Stampley - Director



## Open Forum/Homeowners Remarks

- Homeowner reported to the board that there is a manhole problem near 18621. Water is not draining; therefore, it forms a pool of water during heavy rains.

## Secretary Report

- Motion made by Michael Cain for approval of minutes from May. Motion seconded by Rolland Craig. Motion passed by unanimous vote.

## Treasurer Report

- Invoices presented for payment were paid.
- **21** homeowners in arrears, totaling **\$65,136.98**.
- Motion made by Michael Cain for Treasurer Report approval. Motion seconded by Michael Cain and Gail Drish-Smith. Motion passed by unanimous vote.

## Architectural Report

- Management informed the board that they forwarded the contract to Presta Construction for review and signature for all concrete replacements.
- Management informed the board that they forwarded the contract to Affordable Concrete Leveling for review and signature.
- Management requested a proposal from Leaf Filter to gutter guard installations on buildings (3462-3468), (3539-3545), (3500-3504), (3431-3443), and (18621-18627).
- Volt Electric inspected the area around 3510 to locate the possible electrical line break underground. Volt confirmed the line to the post has power all the way through; however, Volt believes the line was nicked during the sewer repair, so locating the break will require trial and error digging along the line to locate the issue. Volt is working on a proposal for this investigation and repair.

## Clubhouse/Pool

- Management informed the board that cleaning will be done in a week or so.

- The re-purposing of the pool is a major decision; therefore, due to the small number of suggestions received, the Board may host an in-person meeting.

#### Landscaping – No Report

#### Orientation

- An orientation was done for 3479 Golfview, but the closing has been delayed.

#### Rules/Regulations – No Report

#### Volunteers

- Thank you, T. Hill, and K. Jefferson of the Volunteer Committee, for assisting in the distribution of the pool flyers. If anyone is interested in serving on this committee, please email [stampyleylinda@aol.com](mailto:stampyleylinda@aol.com) with your contact information.

#### Old Business – No Report

#### New Business – No Report

#### Adjournment

- Gail Drish-Smith motioned to adjourn general session at 8:03 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.

### **NEXT BOARD MEETING**

**MONDAY, JULY 24<sup>TH</sup>**

**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!**

### **SUMMER TIME**

**As summer approaches, please be considerate to your neighbors by toning down the volume level of outside party music. Also ask guests to park on Village Drive to eliminate congestion on our narrow subdivision streets.**

### **Rules and Regulations Article II, Section A**

**Parking of trucks with gross vehicle weight greater than 8,000 lbs. (C through Z plates), buses, motorhomes, campers, mobile homes, commercial vans, or similar vehicles shall not be allowed.**