

Garden Court Townhouse Association

Board of Director's Meeting – June 27, 2022

Meeting was called to order at 7:05 p.m. by Rosemary Hulett

Board Member(s) Present

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



Open Forum/Homeowners Remarks

- Homeowner reported to the board that there's rotten wood on the fence on the side of their house.
- New homeowner notified the board that they have issues with the roof over the garage, the fence on the patio needs painting or replacing, and the bushes outside their fence are too tall.
- Homeowner received a violation letter for fireworks and just wanted to apologize because they are new homeowners and were not aware of the city ordinance.
- Homeowner inquired about the procedure to receive a key fob for the clubhouse and wanted an update on the installation of gutter guards.
- Homeowner wanted an update on the work order for the repair of their driveway.

Secretary Report

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

Treasurer Report

- Invoices presented for payment were paid.
- **24** homeowners in arrears, totaling **\$77,021.48**.
- Motion made by Michael Cain for Treasurer Report approval. Motion seconded by Linda Stampley. Motion passed by unanimous vote.

Management Report

- Management reported that the replacement of the stop sign has not occurred, and they have been requesting weekly updates from the village. EPI has also filed a claim against the driver's insurance company.

Architectural Report

- Management informed the board that Construction Concepts has not inspected the canopy at 3475 due to weather delays on other projects.
- Management submitted proposals for concrete walk replacements. Rolland Craig motioned to accept the bid from Construction Concepts. Harold Gause seconded the motion. Motion passed by unanimous vote.
- Management submitted proposals for mud jacking (concrete leveling). Rolland Craig motioned to accept the bid from Ken-Rich Concrete. Gail Drish-Smith seconded the motion. Motion passed by unanimous vote.
- Management submitted proposals for tuckpointing. Harold Gause motioned to accept the bid from Construction Concepts. Rolland Craig seconded the motion. Motion passed by unanimous vote.
- Management submitted proposals for siding replacement at 3443 due to extensive golf ball damage. Motion has been tabled until next month to review other options.
- Management provided photos of the completed deck repairs at 18642.

- Barry Roofing confirmed that the work at 3537 is tentatively scheduled for August 3rd.
- Management requested a quote from Leaf Filter for installation on buildings 3521-3531, 3520-3526, 3506-3510, 3430-3436, and 18663-18665. Rolland Craig motioned to accept the proposal. Gail Drish-Smith seconded the motion. Motion passed by unanimous vote.
- Management submitted proposals for the replacement of the wooden fence along Central Park Avenue with chain link. This matter will be tabled until the last proposal is received.

Clubhouse/Pool

- Management submitted to the board a draft of the replacement signage in the men's and women's shower rooms, as well as outside signage.
- Management picked up the robotic dolphin for cleaning the pool.
- Management submitted the approved quote from All Seasons Pools for the replacement filter bank due to a hole in the current one allowing DE to backflow into the pool.
- Management submitted the approved proposal from All Seasons for replacement of the failed injector for the acid pump.
- Management submitted for the board's review the proposal from All Seasons for the repair of heaved concrete at the shallow end skimmer line.
- Management provided the board with the summary of eligible homeowners who signed up for pool passes as of June 24th.

Landscaping

- Management and the landscaping committee did a walk-through of the property to evaluate the status of all trees and bushes.
- Management has not received the proposal from Lepore for correcting the drainage to the adjacent Grow Homes property.

Orientation – No Report

Rules/Regulations – No Report

Volunteers – No Report

Old Business – No Report

New Business

- The other HOAs submitted payment for the cleanup of the front entrance sign area. Lepore proposed a design for the area surrounding the new Village West sign. Lepore also proposes the work begin the fall to use greenery that will maintain itself and plans to use the existing boulders to create an elevated look. Designer mulch will be used around the trees and a new light will be installed to replace the one that was attached to the old sign.

Adjournment

- Rolland Craig motioned to adjourn general session at 8:49 p.m. Gail Drish-Smith 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 25TH

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!