

GARDEN COURT TOWNHOUSE ASSOCIATION

Board of Director's Meeting – June 28, 2021

Meeting was called to order at 7:08 p.m. by Rosemary Hulett

Board Member(s) Present

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



Board Member(s) Absent

Sandy Keller - Secretary
Linda Stampley - Director



Open Forum/Homeowners Remarks

- Multiple homeowners notified the board that their gutters need cleaning.
- Several homeowners reported water coming into their unit.
- Homeowner has a video showing the pooling of water under their patio door.
- Homeowner wanted to follow-up on damage to their drywall.
- New homeowner wanted clarification on what landscaping is their responsibility, inquired about renting the clubhouse, and wanted to know who's responsible for cleaning the outside windows.
- Homeowner notified the board that standing water behind their unit is sinking the transformer.
- Homeowners requested an extension for violation repairs.
- Homeowner inquired about tree trimming in the rear of their unit.
- Homeowner notified the board that they have a crack over their garage that's moving.
- Homeowner inquired about a work order for garage awning and light fixture.
- Homeowner reported that people aren't picking up after their dogs.

Secretary Report

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

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- 28 homeowners in arrears, totaling \$55,321.06.
- Motion made by Michael Cain for Treasurer Report approval. Motion was seconded by Harold Gause. Motion passed by unanimous vote.

Management Report from EPI

- Management submitted a proposal from Construction Concept to install new drip edge along a canopy and overlay the existing membrane. The board requested additional proposals.
- Management submitted a paid invoice from homeowner for reimbursement for drywall repairs due to the ice dam. Rolland Craig motioned to approve the reimbursement. Michael Cain seconded the motion. Motion passed by unanimous vote.
- Management recommends extending the deadline to all homeowners with maintenance violations. Harold Gause motioned to extend the deadline until August 31st. Michael Cain seconded the motion. Motion passed by unanimous vote.
- Management provided the board with a list of non-compliant homeowners regarding the census cards.

Architectural Report

- Fence replacements/repairs has begun and will continue throughout the summer.
- Management submitted a proposal from Construction Concept to install new drip edge along a canopy and overlay the existing membrane. The board requested additional proposals.

Clubhouse/Pool

- Homeowners will be notified of the official open date for both the Clubhouse and pool. Details regarding the application process will be sent to all homeowners prior to opening.
- Management submitted the proposals from All Season for weekly maintenance, opening, and winterization of the pool.
- Management met with Q's Cleaning to review their proposal for cleaning the clubhouse.
- Management provided the board with the legal article regarding pool operations for community associations under Phase 5.
- Rolland Craig motioned to accept the proposals from All Season and Q's Cleaning, along with opening the clubhouse/pool in late-July. Harold Gause second the motion. Motioned passed by unanimous vote.
- The board would like to take a minute to thank Monroe and Gail Smith for the donation of flowers in the clubhouse area that they also planted.
- The weeds growing in the cracks on the pool deck must be killed prior to opening.

Landscaping

- Management submitted a proposal from Lepore Landscape for correcting the drainage behind 3467-3475. Rolland Craig motioned to accept the proposal. Michael Cain seconded the motion. Motion passed by unanimous vote .

Orientation – No Report

Rules/Regulations

- Rolland Craig motioned to accept the color matrix for exterior doors, windows, screen/security doors, and garage doors. Clint Alexander seconded the motion. Motion passed by unanimous vote.

Volunteers

- We're asking for volunteers to assist the Pool Manager, Pat McGee, with daily pool tasks. Volunteer assistance is also needed to help distribute fliers for the August garage sale and other tasks. If you're interested in helping out, please contact us at (gardencourtpool@gmail.com). All volunteers should sign-up by leaving their name, address, contact number, and what you'd like to help with.

Old Business:

- A subdivision wide garage sale will be held on August 7th. Flyers will be distributed with information on how to get your name add to the street map. (See attached flyer)

New Business: No Report

Adjournment

- Rolland Craig motioned to adjourn general session at 9:19 p.m. Clint Alexander 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.



**IT'S
TIME**

Clubhouse and pool are
scheduled to open in late-July

NEXT BOARD MEETING

MONDAY, JULY 26, 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

GARDEN COURT COMMUNITY-WIDE GARAGE SALE!



SATURDAY
August 7, 2021
8:00 A.M.
TO
3:00 P.M.

- Would you like to clear out a few items in your basement?
- Would you like to make a little extra money?
- Are you interested in a Golfview community garage sale?
- The Homeowners' Association will cover the cost of the street signs, will promote on social media and will place flyers at local businesses.

Clean out those garages and sell all your unwanted stuff...

SIMPLY, open your garage and let the customers roll in!

If you're interested in participating, please respond via the email listed below by **July 19th**, so that your home can be added to the subdivision participation map. Include your name, unit number, phone number, and email address.

Spread the word!!!! Don't hesitate to invite family & friends.

Rosemary Hulett
Homeowners' Assoc. Board Member
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