

Garden Court Townhouse Association

Board of Director's Meeting – July 22, 2024

Meeting was called to order at 7:47 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
Gwen Foshee - Director
Freeman Pendleton, Jr. – Director
Scott Adler – EPI Management Rep.



Board Member(s) Absent

Harold Gause – Vice President

OPEN FORUM/HOMEOWNERS REMARKS

- Homeowner reported that unlocked vehicles are being burglarized in neighboring communities. Homeowner also notified the board that the Village of Hazel Crest is still working on coming out to repair the potholes.
- Homeowner inquired about the installation of a generator, due to the recent power outage.

SECRETARY REPORT

- Motion made by Rolland Craig for approval of minutes from June. Motion seconded by Freeman Pendleton, Jr. Motion passed by unanimous vote.

TREASURER REPORT

- Invoices presented for payment were paid.
- **46** homeowners in arrears, totaling **\$47,593.07**.
- Motion made by Tamika Hill for Treasurer Report approval. Motion seconded by Freeman Pendleton, Jr. Motion passed by unanimous vote.

MANAGEMENT REPORT

- Management is awaiting the Engagement Letter for signature from the auditor.
- Management forwarded the contract for concrete replacements to Construction Concepts via DocuSign.
- Management submitted the signed contract from Affordable Concrete Raising for concrete leveling. Project will begin in mid-August, weather permitting.
- Management submitted the signed contract from Wash Pros for power washing this year. The work will begin by mid-August depending on the weather.
- Management provided the board with two proposals for the water infiltration damages at 3465. Rolland Craig motioned to accept the proposal from Construction Concepts, expecting that the work will be done as soon as possible. Freeman Pendleton, Jr. seconded the motion. Motion carried by unanimous vote.
- Management spoke with Fred Lepore regarding a homeowner's complaint. Fred will be addressing the issue with that employee.
- Management provided the board with an email from Barry Roofing confirming the cost to replace the missing vent cover at 3515.

- Homeowner requested modifications to their fence. Management informed the homeowner that modifications are not the association's responsibility.
- For the board's records, Management provided the board with the string of emails between management and homeowner regarding a possible missing vent cover. Management informed the homeowner that if Barry Roofing were sent out and found no issue, they would be charged back for the cost.
- The dying Ash tree at the front of 3469/75 has fallen on the garage roofs. Magic Hands Tree Service was able to remove the branch. Barry Roofing has been instructed to inspect the roofs for damage.
- Management submitted a proposal from Construction Concepts for the replacement of siding on the west and south walls of 3443. Board agreed to follow-up with a homeowner's referral prior to finalizing.

ARCHITECTURAL REPORT

- Additional fences have been added to the repair list.

CLUBHOUSE/POOL – No Report

LANDSCAPING – No Report

ORIENTATION – No Report

RULES/REGULATIONS – No Report

SOCIAL

- Upcoming "Line Dancing" event on Sunday, July 28th from 3:00-6:00 p.m.

VOLUNTEERS

- Mark your calendars for upcoming events that will require volunteers: Family BBQ on September 15th, and the Garage Sale in October.

OLD BUSINESS – No Report

NEW BUSINESS – No Report

ADJOURNMENT

- Freeman Pendleton, Jr. motioned to adjourn general session at 8:43 p.m. Suffayyah Noor 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, AUGUST 26TH
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

LIGHTS! CAMERAS! ACTION!

No one wants to be the victim of a crime. Here are 3 simple ways to prevent or deter crime:

- Turn your lights on. Try "dusk to dawn" bulbs so you will not have to think about it.
- Security cameras are a huge help.
- SEE something, SAY something.

Respectfully submitted by Hope Craig, Recording Secretary