

Board Member(s) Present

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

Board Member(s) Absent

Gail Drish-Smith - Director



Open Forum

- Homeowner wanted to confirm that a work order has been submitted for buckling siding.
- Homeowner received a letter regarding the color of their doors. They informed the board that they had complied.

Secretary Report

- Motion made by Michael Cain for approval of minutes from June. Motion seconded by Tamika Hill. Motion passed by unanimous vote.

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- The board is currently operating below budget.
- **32** homeowners in arrears, totaling **\$70,068.10**.
- Motion made by Linda Stampley for Treasurer Report approval. Motion seconded by Michael Cain. Motion passed by unanimous vote.

Management Report from EPI

- **MANAGEMENT WAS INFORMED THAT THE ASSOCIATION'S WEBSITE WAS HACKED AND SHUT DOWN. MANAGEMENT IS CREATING A REPLACEMENT SITE THAT WILL BE COMPLETED BY THE END OF AUGUST. HOMEOWNERS WILL RECEIVE A NOTICE REGARDING CLUBHOUSE RENTALS OR DOCUMENT REQUESTS.**

Architectural Report

- Fence repairs will continue this week.
- Contracts have been signed for concrete replacement and leveling.
- Management submitted the proposal from Leaf Filter for the installation of leaf guards. Rolland Craig motioned to accept the proposal. Harold Gause seconded the motion. Motion carried by unanimous vote.
- Management followed up with Volt Electric for their proposal to locate and repair the nicked electrical line for the street lighting in the 3500 court.

Clubhouse/Pool

- Management provided the board with additional responses to the pool questionnaires. The board will be hosting a “Meet and Greet” for homeowners to meet board members and fellow neighbors, as well as discuss ideas for the pool. All homeowners are invited to attend on Sunday, August 20, from 3:00 -5:00 pm in the Clubhouse.

Landscaping

- Management submitted for the board’s review a listing of trees recommended for removal from Lepore Landscape. Management has issued bid requests to arborists for proposals.

Orientation

- Orientation was done for 18600 and it closed this month. Another orientation was done for 3506, but the closing has been delayed.

Rules/Regulations – No Report

Volunteers – No Report

Old Business – No Report

New Business – No Report

Adjournment

- Linda Stampley motioned to adjourn general session at 7:36 p.m. Rolland Craig seconded the motion. Motion passed by unanimous vote, then the Board convened for executive session to discuss litigations, violations or rules and regulations, homeowner’s delinquent accounts, and to consult with legal counsel.

NEXT BOARD MEETING
MONDAY, AUGUST 28, 2023
7:00 P.M.
 Via Conference Call at 877-568-4106
 ACCESS CODE: 701-601-837
FIRST 30 MIN. IS FOR HOMEOWNER’S
REMARKS ALL HOMEOWNERS WELCOME

VOLUNTEERS NEEDED
 HERE’S AN OPPORTUNITY TO SERVE YOUR
 COMMUNITY. THE COMMITTEE IS IN
 NEED OF VOLUNTEERS.
 PLEASE CONTACT LINDA STAMPLEY AT
Stampleylinda@aol.com

Are you interested in participating
 in a community garage sale, date
 TBA?

 Please email your response to:
Gardencourtpool@gmail.com

DOG ORDINANCE
 Homeowners are responsible
 for picking up after their dog.
 Infraction is a fine of **\$50**