

# Garden Court Townhouse Association

Board of Director's Meeting – July 25, 2022

Meeting was called to order at 7:01 p.m. by Rosemary Hulett

## Board Member(s) Present

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



## Open Form/Homeowners Remarks

- Homeowner informed the board that along the island of 18647-49 a boulder was removed, and no grass is growing; therefore, when it rains, the area is a mud puddle.

## Board Appointment

- Gail Drish Smith motioned to accept the appointment of Tamica Hill to the board. Linda Stampley seconded the motion. Motion passed by unanimous vote. Tamica will conduct the remaining term of former board member, Sandy Keller.

## Secretary Report

- Motion made by Rolland Craig for approval of minutes from June. Motion seconded by Gail Drish Smith. Motion passed by unanimous vote.

## Treasurer Report

- Invoices presented for payment were reviewed and paid.
- **37** homeowners in arrears, totaling **\$76,862.05**.
- Motion made by Michael Cain for Treasurer Report approval. Motion seconded by Gail Drish Smith. Motion passed by unanimous vote.

## Architectural Report

- Construction Concepts reported they are still behind on their inspections and will inspect 3475 within the next couple of weeks.
- Management forwarded the contract to Construction Concepts for concrete replacement for signature.
- Management forwarded the contracts to Ken-Rich for mud jacking and tuckpointing.
- Linda Stampley motioned to accept the proposal from Construction Concepts for the siding replacement at 3443 on the side and rear of the unit due to extensive golf ball damage.
- Management is coordinating the signing of the contract with Leaf Filter.
- Management provided a report from Barry Roofing regarding their inspection of 18649. Barry Roofing replaced the lead flashing around the soil stack and installed ice/water shield membrane.
- Management submitted proposals for the replacement of the wooden fence along Central Park Avenue with a chain link fence. The board asked management to gather cost black coating.
- Lepore Landscape completed the relocation of the drain tile discharge onto Grow Homes.

## Clubhouse/Pool

- Pool opened Thursday, July 28<sup>th</sup>, and will remain open until September 30<sup>th</sup>. Pool hours are 9am-9pm.

- All Seasons Pools completed the filter replacement and will repair the heaved skimmer at the shallow end of the pool.
- The robotic dolphin has been assembled and is in use for cleaning; and new washroom signs have been installed.

### Landscaping

- Management submitted a proposal from Lepore Landscape for various improvements from the Landscape Inspection. Rolland Craig motioned to accept the proposal without removing the benches on the path. Tamika Hill seconded the motion. Motion passed by unanimous vote.
- Management summarized a verbal quote from Lepore Landscape to level the low area at 18609. Rolland Craig motioned to notify the homeowner of the cost because that the A/C unit must be raised. Harold Gause seconded the motion. Motion passed by unanimous vote.
- Management submitted a proposal from Lepore Landscape for enhancements around the pool deck.

Orientation – There was a house sale on 18627.

### Rules/Regulations

Committee proposed Loud Noise and Nuisance Policy: No unlawful, obnoxious, or offensive activities shall be conducted on any of the Garden Court Townhome properties, nor shall anything be done therein or thereon which shall constitute a nuisance, or which shall be, in the judgment of the Board, a cause of unreasonable noise or disturbance to others. It shall be unlawful for any resident on the grounds of the Garden Court property to make, continue, or cause to be made any loud, unnecessary, or unusual noise which, in the Board's discretion, either unreasonably annoys, disturbs, or endangers the comfort, repose, convenience, health, peace or safety of others within the Homeowners Association. Also, in compliance with The Village of Hazel Crest's ordinance, fireworks of any kind are strictly forbidden. NOTE: Fines will be assessed and doubled for each reoccurrence. This policy will be voted on at the next meeting. It shall be unlawful for residents to make threats or cause confrontations with other residents. Clubhouse and pool privileges will be revoked for one (1) year. This policy will be voted on at the next board meeting.

Volunteers – No Report

Old Business – No Report

### New Business

- Board is reviewing dates for the annual Garage Sale and Family Picnic.

### Adjournment

- Rolland Craig motioned to adjourn general session at 8:30 p.m. Michael Cain 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 22ND**

**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**

## **RENT CLUBHOUSE/POOL FOR PRIVATE PARTIES**

**DETAILS AND APPLICATIONS ARE ON THE  
WEBSITE**

**GARDENCOURTOWNHOUSE.ORG**