

# GARDEN COURT TOWNHOUSE ASSOCIATION

## Board of Director's Meeting – July 26, 2021

Meeting was called to order at 7:03 p.m. by Rosemary Hulett

### Board Member(s) Present

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



### NEXT BOARD MEETING

**MONDAY, AUGUST 23, 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**

### Open Forum/Homeowners Remarks

- Homeowner thanked Board for fence removal and inquired about new installation. Homeowner also wanted the timeline for uniform paint codes.
- Homeowner wanted to discuss the status of a violation letter and wanted to know who's responsible for deck painting.
- Homeowner inquired about tree trimming in the rear of their unit and wanted to know the status of damages due to ice damming.

### Secretary Report

- Motion made by Harold Gause for approval of minutes from June. Motion seconded by Linda Stampley. Motion passed by unanimous vote.

### Treasurer Report

- Invoices presented for payment were reviewed and paid.
- 28 homeowners in arrears, totaling \$54,071.06.
- Motion made by Clint Alexander for Treasurer Report approval. Motion was seconded by Michael Cain. Motion passed by unanimous vote.

### Management Report from EPI

- Management is in the process of updating the website ([gardencourttownhouse.org](http://gardencourttownhouse.org)).

### Architectural Report

- Management will provide the Board with quotes for the next group of gutter guard installations.
- Harold Gause motioned to accept the proposal for replacement of a falling fence at the rear of 18608. Michael Cain seconded the motion. Motion passed by unanimous vote.

### Clubhouse/Pool

- Management hasn't received the signed contract from Q's Cleaning, but after a deep cleaning, the clubhouse will be available for rent. Refer to the website for an application, availability, and payment options.
- Michael Cain motioned to keep the pool closed this season. Motioned was seconded by Harold Gause. Motion passed by unanimous vote. **DETAILS ARE BELOW!**

### Landscaping

- Management submitted a proposal from Lepore Landscape for various landscaping concerns throughout the property. Michael Cain motioned to accept the proposal. Motion was seconded by Rolland Craig. Motion passed by unanimous vote.
- Management submitted several proposals for the tree trimmings and removals throughout the association. Sandy Keller motioned to accept the proposal from Magic Hands. Rolland Craig seconded the motion. Motion passed by unanimous vote.
- Magic Hands removed a large branch that fell from the common area Ash tree. Magic Hands confirmed that the interior of the branches and trunk were damaged.

### Orientation – No Report

### Rules/Regulations

- Rule Committee submitted their report, matrix colors, map, and recommendations regarding uniformity exterior changes.
- The deadline for the uniformity exterior violations was extended to next year. EPI will send out letters with the details.

### Volunteers

- Flyers for the garage sale on August 7<sup>th</sup> have been placed in homeowner's mailboxes.

### Old Business

- Rosemary attended several meetings with the presidents of all the Village West Homeowner's Associations. They're currently working on a new Village West sign at the entrance of Village West Drive. Also discussed was the maintenance of the landscaping around the sign and the maintenance of the new sign.

### New Business – No Report

### Adjournment

- Rolland Craig motioned to adjourn general session at 8:38 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.

#### **DETAILS FOR POOL CLOSING THIS SEASON**

The board has tried **everything** to open the pool this season, but we continue to meet with constant challenges, including time.

- The pool company doesn't have personnel to service the pool
- After the pool was cleaned out, it only filled halfway after 3 days, which means that there's a costly main drain leak
- Four tiles are missing on the south end of the pool
- Only 1 homeowner volunteered to help with the daily responsibilities
- The drinking fountain isn't working and will cost \$3000 to repair

**census**  
2021

**If you haven't returned your census card to EPI, the  
fines of \$100/month will be assessed to your  
account after August 31<sup>st</sup>**