

GARDEN COURT TOWNHOUSE ASSOCIATION

Board of Director's Meeting – August 23, 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
Sandy Keller - Secretary
Linda Stampley – Director
Michael Cain – Director
Scott Adler – EPI Management



NEXT BOARD MEETING

**MONDAY, SEPTEMBER 27TH
7:00 P.M.**

**ALL HOMEOWNERS ARE WELCOME
Via Conference Call at 877-568-4106
Access Code: 701-601-837**

First 30 Minutes is for homeowner's remarks

Board Member Absent

Clint Alexander

Open Forum/Homeowners Remarks

- Homeowner wanted to know the status on their downspout extensions being buried and an update of the gutters that are overflowing.

Secretary Report

- Motion made by Rolland Craig for approval of minutes from July. Motion seconded by Linda Stampley. Motion passed by unanimous vote.

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- 29 homeowners in arrears, totaling \$56,448.41.
- Motion made by Sandy Keller for Treasurer Report approval. Motion seconded by Linda Stampley. Motion passed by unanimous vote.

Management Report

- Management submitted to the Board the list of non-compliant owners to return the census card. Violations and fines will be issued on August 31st, which is a deadline extension. Fines are \$100 per month through October.

Architectural Report

- Management has requested a proposal from Leaf Filter for the installation of gutter guards on 18622-26, 3536-3540, 3535-3539, and 3521-31.
- Management submitted an update from Barry Roofing regarding their findings of their water test on the flat roof of 3464.
- Management provided the Color Matrix and exterior paint color codes approved by the Board for uniformity. Homeowners will be given the specified exterior paint color code for their building by EPI, whenever they submit an Exterior Modification Request Form involving exterior colors.

Clubhouse/Pool

- Management has activated the rental calendar on the website for clubhouse rentals.
- Homeowners can rent the clubhouse at gardencourttownhouse.org effective September 15, 2021.
- The board is hosting a barbecue on Sunday, September 26th to celebrate the clubhouse opening. See the below info for details and to RSVP.

Landscaping

- Management submitted a contract from Magic Hands Tree Service for tree trimmings and removals.
- Management provided a signed contract from Lepore Landscape. Lepore also completed the drainage correction behind 3467-3475.

Orientation – No Report

Rules/Regulations

The board agreed to modify the exterior structure rule. The below rule change will be voted on at the September board meeting:

Soft structures are allowed on the rear patio of the units between May 15th and September 15th after submitting an Exterior Modification Request to the management company and obtaining approval. Soft structures installed without prior approval or outside the allowed dates will result in violations and fines being issued. The following restrictions apply:

1. Structure size cannot exceed the size of the homeowner's patio.
2. Structure cannot exceed ten feet (10') in height.
3. Structure cannot have solid sides.
4. Color of the structure must match the uniformity color scheme of the building.
5. Structure must be installed in a manner to avoid damage to the building and surrounding area (i.e. fences, siding, neighboring property). The homeowner is responsible for all damages caused by the structure.

Volunteers

- The Board would like to thank all the volunteers who donated their time to distribute flyers and install Garage Sale signs.

Old Business – No Report

New Business – No Report

Adjournment

- Rolland Craig motioned to adjourn general session at 8:32 p.m. Harold Gause 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.

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 31st**



GARDEN COURT BARBECUE

**Sunday, September 26th 1:00-5:00 p.m. –
Clubhouse**

**RSVP by Sunday, September 19th via
Gardencourtpool@gmail.com**

Celebrate with food, music, games and raffles

Respectfully Submitted: Hope Craig, Recording Secretary