

Garden Court Townhouse Association

Board of Director's Meeting – August 28, 2023

Meeting was called to order at 7:06 p.m. by Rosemary Hulett

Board Member(s) Present

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



Board Member(s) Absent

Harold Gause – Vice President

Open Form/Homeowners Remarks

- Homeowner is appealing second notices for wires and the storm door because they never received the first notice. The homeowner says that the storm door was there when they moved in. The homeowner stated that EPI doesn't have follow-up. The homeowner informed the board that the tree in front of their home is dead, and the landscapers cut off flowers in their planter bed.
- Homeowner is disputing a fine received for the color of their screen door. The homeowner says they didn't receive the first notice and prior to closing, the painting of the door was supposed to be taken care of by the previous owner. The homeowner informed the board that a dead tree was dropping branches in their yard.
- Homeowner notified the board that a group of young people are taking advantage of dimly lit areas to smoke marijuana.

Secretary Report

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

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- **48** homeowners in arrears, totaling **\$74,247.96**.
- Motion made by Linda Stampley for Treasurer Report approval. Motion seconded by Gail Drish-Smith. Motion passed by unanimous vote.

Architectural Report

- Affordable Concrete Raising has completed the contracted lifting.
- Leaf Filter has completed the installation of gutter guards on five buildings (18621-27, 3431-43, 3500-04, 3461-65, and 3535-39).
- Management has followed up with Volt Electric for their proposal to locate and repair the nicked electrical line for the street lighting in the 3500 court. Management has also requested proposals from other vendors due to the lack of response from Volt.
- Rolland Craig made a motion to redirect \$19,000 for sanitary sewer repair to the reserve account not the operating account. Tamika Hill seconded the motion. Motion passed by unanimous vote.

Clubhouse/Pool

- Management provided the board with a proposal submitted by Barry Roofing for repair or damaged shingles, gutter repairs, and replacement of the damaged roof vent for a total of \$1,944.

Landscaping

- Management has requested proposals for removal of the trees listed by Fred Lepore last month. Management also requested quotes from four arborists.

Orientation

- Village of Hazel Crest has several new codes that require an inspection prior to selling.
- 3506 closed August 21st and 18615 was scheduled to close August 22nd but has been delayed.

Rules/Regulations.

- It has been brought to the board's attention that the Village of Hazel Crest has an ordinance (Article II, Division 3, Sec. 5-60) - Permitted number of pets per owner. "No person having the same location of residence shall apply for, receive, or be issued in excess of two (2) licenses; provided, however, that kennels, duly licensed by the village, shall be exempted from the provisions of this section. It shall be unlawful to own, keep, maintain or harbor more than two (2) dogs or two (2) cats at any one location at the same time within the village, and it shall be unlawful to own, keep, maintain or harbor more than one litter of young during the period from birth to six (6) months of age." (Ord. No. 23-2001, § 1, 11-13-01)

Volunteers

- Unfortunately, no one has responded to the board's call for volunteers. Volunteering isn't time consuming when everyone does a little. Occasional help is needed to pass out flyers, decorate our front subdivision entrances, etc. **To join the Volunteer Committee**, send an email to Linda Stampley at Stampleylinda@aol.com.

Old Business

- There was an extremely low response/interest to having a HOA-sponsored subdivision garage sale; therefore, a few homeowners have decided to hold individual, private garage sales all on the same day to attract more shoppers. Other homeowners also interested in doing an individual garage sale on Saturday, October 7, 2023, can send an email to gardencourtpool@gmail.com so we can help coordinate the placement of directional street signs to each individual house.

New Business

- The Hazel Crest Police Department is participating with several other suburban area police departments to collaborate with an Amazon-funded project to help create a public dashboard to monitor and report crime in the suburbs utilizing maps. Residents will be able to view and see a breakdown of the type of crime being committed by geographic locations.

Adjournment

- Linda Stampley motioned to adjourn general session at 8:14 p.m. Rolland Craig 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, SEPTEMBER 25, 2023

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

***** ASSOCIATION WEBSITE *****

The website is currently down but should be back up in a few weeks. To reserve the clubhouse, or for document requests, **please contact EPI by email epi@epimanagement.com or by phone 708-303-7145.**

To access the portal, please visit www.epimanagement.com. Forms can also be received from Rosemary Hulett @ rosebush54@sbcglobal.net



ANNUAL BARBECUE!!!! Everyone is invited to attend the Garden Court Barbeque in the clubhouse on Sunday, September 24th from 1:00-5:00 p.m. Come meet & greet board members and fellow neighbors. Also, share ideas about the re-purposing of the pool. RSVP to gardencourtpool@gmail.com by September 17th.