

Garden Court Townhouse Association

Board of Director's Meeting – September 25, 2023

Meeting was called to order at 7:10 p.m. by Rosemary Hulett

Board Member(s) Present

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

Board Member(s) Absent

Michael Cain – Director
Linda Stampley - Director

NEXT BOARD MEETING

MONDAY, OCTOBER 23, 2023

VIA CONFERENCE CALL AT **877-568-4106**

ACCESS CODE: 701-601-837

FIRST 30 MINUTES IS FOR HOMEOWNER'S
REMARKS

**ALL HOMEOWNERS ARE INVITED TO THE
ENTIRE GENERAL SESSION**

Open Form/Homeowners Remarks

- Homeowner inquired about the process for power washing their sidewalk.
- Homeowner paid for the clubhouse rental but hasn't received confirmation.

Secretary Report

- Motion made by Harold Gause for approval of minutes from August. Motion seconded by Rolland Craig. Motion passed by unanimous vote.

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- **44** homeowners in arrears, totaling **\$60,997.83.**
- Motion made by Harold Gause for Treasurer Report approval. Motion seconded Tamika Hill. Motion passed by unanimous vote.



Architectural Report

- 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. Management also requested proposals from other vendors due to the lack of response from Volt. Management will investigate temporary lighting for this area and the entry to the clubhouse.
- Management provided the board with a proposal from Construction Concepts for snow removal. Construction Concepts confirmed that their price for snow removal this coming season will remain at the same rate as last year. Tamika Hill motioned to accept Construction Concepts' proposal. Harold Gause seconded the motion. Motion carried by unanimous vote.
- Management provided for the board's review a proposal from Barry Roofing to conduct preventative roof maintenance on all roofs. The roofs have not undergone full inspection and completion of minor repairs. Harold Gause motioned to accept the proposal from Barry Roofing. Gail Drish-Smith seconded the motion. Motion carried by unanimous vote.

Clubhouse/Pool

- The Family BBQ was a success, pictures are attached, and listed under "Events" on the website.
- Management requested an update from Barry Roofing regarding the clubhouse roof and vent repairs.

Landscaping

- Management has requested proposals for removal of the trees listed by F. Lepore last month.
- Management provided the board with a proposal from US Tree Service for removal of the 27 trees listed by Lepore Landscape. Management is awaiting the proposals from four (4) other bidders; therefore, the board will table this matter until next month.

Orientation

- 3528 and 3479 closed this month. Due to new village codes, 18615 hasn't closed yet.

Rules/Regulations – No Report

Volunteers – No Report

Old Business

- Homeowners that attended the Family BBQ had an opportunity to complete the Pool Repurposing form.
- Currently, there are nine homeowners interested in hosting a garage sale on Saturday, October 7th. Thank you to the garage sale homeowners for distributing the BBQ and Garage Sale fliers.
- **WEBSITE** reconstruction is expected to be completed over the next two weeks. Homeowners should call EPI for copies of Exterior Modification and Clubhouse Rental forms until the website is operational.

New Business – No Report

Adjournment

- Rolland Craig motioned to adjourn general session at 8:01 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.

TIP: Best way to reach EPI

EPI utilizes a phone service; therefore, leave a message with your name and number to receive a call back.

FAMILY BARBECUE MOMENTS



Respectfully Submitted: Hope Craig, Recording Secretary