

Garden Court Townhouse Association

Board of Director's Meeting – September 26, 2022

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
Michael Cain – Director
Gail Drish-Smith - Director
Scott Adler –EPI Management Rep.

Board Member(s) Absent

Tamica Hill – Director

NEXT BOARD MEETING

MONDAY, OCTOBER 24, 2022

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 congratulated the board on the success of the BBQ. Homeowner also wanted to know what will be done regarding the shooting incident at a homeowner's residence. Homeowner notified the board that they have been calling the village about the separation in the middle of the street near 18664-18658.
- Homeowner inquired about the weeds and bush removal in front of the deck. The weeds are growing on the fence and the wood panels are damaged and need repair. Homeowner also wanted to know when gutter guards will be placed on their section of homes.
- Homeowner notified the board that the tree near the kitchen window was not trimmed but cut. Homeowner suggested that workers ring the bell to notify the homeowner that they are starting to work.
- Homeowner stated she was frightened early one morning to see someone outside her balcony outside her bedroom window. Since it was a contractor, she asked EPI to have contractors ring the bell first before starting work as a courtesy to homeowners who may be home.
- Homeowner wanted to know why a long standing tree in front of their home was cut down? They also wanted to know if it would be replaced.

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.
- **25** homeowners in arrears, totaling **\$61,433.49**
- Motion made by Linda Stampley for Treasurer Report approval. Motion seconded Harold Gause. Motion passed by unanimous vote.



Architectural Report

- Repairs of balconies, fences, and decks has resumed.
- Management provided the board with the renewal proposal from Construction Concepts for snow removal this season at a cost of \$3,350 per push. This is an increase of \$100 from last season due to the cost of fuel and labor. Rolland motioned to accept the proposal. Harold Gause seconded the motion. Motion passed by unanimous vote.
- Management provided a homeowner's response requesting that their canopy be repaired vs. removed. Harold Gause motioned to explain to the homeowner that removal is most cost efficient. Gail Drish-Smith seconded the motion. Motion passed by unanimous vote.
- Management informed the Board that Construction Concepts is still behind on their inspections but does have 3475 on their schedule to look at the buckling siding.

- Management notified the Board that the contractor is awaiting approval of the permits for the concrete replacement. Once approved, the work will be scheduled.
- Management has re-issued the contract for mudjacking to Affordable Concrete because the contract was not signed.
- Management informed the Board that Construction Concepts completed all tuckpointing on September 16th.
- Management notified the Board that Construction Concepts is in the process of replacing the damaged siding at 3443. The homeowner informed that Board that the work has been completed.
- Management let the Board know that K Brothers is in the process of scheduling the central park fence project for October, weather permitting.

Clubhouse/Pool

- The pool closed for the season on September 30th.
- The Family BBQ was a success, pictures are attached, and listed under “Events” on the website.
- Management will provide the Board with a cost summary for operation of the pool this season and homeowner usage for discussion at the October meeting.

Landscaping

- Management provided the board with the proposal from Lepore Landscape for a 2-year agreement at a cost of \$5,976/month. This is an increase of \$201/month. Gayle Drish-Smith motioned to accept the proposal. Harold Gause seconded the motion. Motion passed by unanimous vote.
- Management informed the Board that Lepore Landscape has completed all the approved landscape enhancements.
- Management provided the Board with the signed contract from US Tree for removals and trimming.

Orientation – No Report

Rules/Regulations – No Report

Volunteers

- Thank you for distributing BBQ fliers.



Old Business

- Lepore Landscape provided quotes for the area surrounding the Village West sign. The cost will be divided among the HOA's along Village Drive. Rolland Craig motioned to approve the quote for mulch and rose bushes. Linda Stampley seconded the motion. Motion passed by unanimous vote.

New Business – No Report

Adjournment

- Gail Drish-Smith motioned to adjourn general session at 8:20 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.

STREET PARKING

Our subdivision streets are narrow; therefore, please refrain from parallel parking directly across from another car. Emergency and service vehicles are unable to get through. Please share this courtesy with your guests.

GARDEN COURT WALKERS

SATURDAYS @ 7 AM



MEET AT THE **STOP SIGN** ON NORTH
END OF VILLAGE DRIVE/GOLFVIEW

PROCEED TO **FLOSSMOOR HILLS PATH**

ALL RESIDENTS ARE INVITED

GARDEN COURT FAMILY BARBECUE MEMORIES



**GREAT
TIME HAD
BY ALL**