

# GARDEN COURT TOWNHOUSE ASSOCIATION

## BOARD OF DIRECTOR'S MEETING

SEPTEMBER 27, 2021

MEETING CALLED TO ORDER AT 7:06 P.M. BY ROSEMARY HULETT

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### Board Member(s) Present

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

### Board Member(s) Absent

Clint Alexander – Director



### Open Forum

- Homeowner wanted the results of a roof test conducted by Barry Roofing. Homeowner also requested that a downspout be connected to the gutter.
- Several homeowners inquired about a violation letter they received for not turning in the census form.
- Homeowner thanked the board for their new fence. Homeowner also wanted to know if the tree in front of their home is being removed because it has a ribbon on it.
- Homeowner thanked the board for rerouting their downspout. Homeowner also wanted an update on their patio modification request.

### Secretary Report

- Correction: Minutes for August 23, 2021, under Architectural Report should read 3523-31, not 3521-31. Motion made by Rolland Craig for approval of minutes from August. Motion seconded by Michael Cain. Motion passed by unanimous vote.

### Treasurer Report

- Invoices presented for payment were reviewed and paid.
- 35 homeowners in arrears, totaling \$57,357.68.
- Motion made by Michael Cain for Treasurer Report approval. Motion seconded by Linda Stampley. Motion passed by unanimous vote.

### Management Report from EPI

- Management submitted proposals for the sistering of all joists with pressure treated lumber and carriage bolts every 16" for the balcony support at 3405. Rolland motioned to accept the proposal from Construction Concepts. Harold Gause seconded the motion. Motion passed by unanimous vote.

### Architectural Report

- Work orders for painting of the upper decks will begin within the next three weeks.
- Management has requested quotes for the replacement of siding damaged by golf balls.
- Management submitted the signed contract for gutter guard installation on 18622-26; 3536-40, and 3523-31.

- Rolland Craig motioned to approve the proposed rule change allowing structures without solid sides after obtaining Board approval. Linda Stampley seconded the motion. Motion passed by unanimous vote.

### **Clubhouse/Pool**

- Board discussed increasing the rental fee for the clubhouse beginning January 1, 2022 due to the additional cost for Covid-19 cleaning. Rolland Craig motioned to increase the rental fee to \$100. Sandy Keller seconded the motion. Motion passed by unanimous vote.
- Management updated the website to include mask requirements for clubhouse rentals.
- Management will be taking additional photos of the interior of the clubhouse and post them to the website on the rental page.

**The clubhouse is NOW OPEN for rentals. Log on to [gardencourttownhouse.org](http://gardencourttownhouse.org) for calendar availability and rental details.**

### **Landscaping**

- Hoss Tree Farm confirmed that depending on the size and species of pine tree, purchase and planting costs would range between \$1300-\$2000.
- Magic Hands Tree Services submitted a quote of \$2,275 for the removal of the Ash and Maple trees at the rear of 3449. Harold Gause motioned to accept the quote. Linda Stampley seconded the motion. Motion passed by unanimous vote.
- Management submitted an email from Magic Hands regarding completing the project that was delayed because of truck repairs. Sandy Keller motioned to approve planting that doesn't exceed \$1500. Rolland Craig seconded the motion. Motion passed by unanimous vote.

### **Orientation – No Report**

### **Rules/Regulations – No Report**

### **Volunteers – No Report**

### **Old Business – No Report**

### **New Business – No Report**

### **Adjournment**

Rolland Craig motioned to adjourn general session at 8:34 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.



## **NEXT BOARD MEETING**

**MONDAY, OCTOBER 25, 2021**

**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 WELCOME

Respectfully Submitted: Hope Craig, Recording Secretary