

GARDEN COURT TOWNHOUSE ASSOCIATION

Board of Director's Meeting – September 28, 2020

Meeting was called to order at 7:04 p.m. by Rosemary Hulett

Board Member(s) Present

Rosemary Hulett – President
Harold Gause – Vice President
Rolland Craig – Treasurer
Michael Cain – Director
Clint Alexander – Director
Scott Adler – EPI Management Rep.



Board Member(s) Absent

Sandy Keller – Secretary
Linda Stampley – Director

Open Forum/Homeowners Remarks

- Homeowners expressed safety concerns regarding speeding cars. Various suggestions were made, but right now, the only recourse is to call the police.
- Homeowner wanted an update on power washing and the status on the removal of a bush.
- Homeowner notified the board that the end caps on the deck are rotting, and they wanted an update on fence repairs.
- Homeowner wanted an update on a request to have a tree removed.
- Homeowner notified the board that the gutter is pulling away from the garage, and they inquired about plans for the landscaping behind their unit.

Secretary Report

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

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- **45** homeowners in arrears, totaling **\$45,276.89**.



Architectural Report

- Management submitted a revised proposal from Leaf Fitter. Harold Gause motioned to accept the proposal with an adjustment of holding off on the units that recently had larger gutters installed and contingent on scheduling installation by the end of October. Clint Alexander seconded the motion. Motion passed by unanimous vote.
- Management informed the board that the cost of snow removal from Construction Concepts will remain the same as last year. Rolland Craig motioned to accept the proposal. Clint Alexander seconded the motion. Motion passed by unanimous vote.
- Management submitted a proposal from Construction Concepts to replace failed trim and rotted wood.
- Management submitted a proposal from Barry Roofing to address potential leakage points on the west wall of the upper balcony at 3445. The board instructed management to get additional quotes. Management notified the board that the fences have severe signs of rotting and should be replaced.

Clubhouse/Pool

- Management recommends that the clubhouse be scheduled for cleaning because it hasn't been cleaned since March.

Landscaping

- Management informed Lepore of the approval for the landscape enhancements, which will be completed this fall.

Orientation

- Interviewed two new homeowners at 18607 and 3538. They both will be closing within a week.

Rules/Regulations

- Committee walked the grounds and submitted a few recommendations for required homeowner repairs, as well as necessary changes to maintained uniformity.
- Based on the walk through, the committee made the following motions...
Motion made by Harold Gause to issue notices to homeowners for required repairs and maintenance to their homes and patio areas, as well as uniformity adjustments. Homeowners will have until June 30, 2021 to comply. Seconded by Rolland Craig. Motion passed unanimously.
Motion made by Michael Cane to change the fine structure for exterior modifications completed without prior approval from the Board of Directors, to a minimum fine of \$50 that can be increased at the Board's discretion, on a case by case basis. Seconded by Clint Alexander. Motion passed unanimously.

Old Business – No Report

New Business – No Report

Adjournment

- Rolland Craig motioned to adjourn general session at 8:12 p.m. Clint Alexander 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 26TH

7:00 P.M.

Via Conference Call at 877-568-4106

Access Code: 701-601-837

ALL HOMEOWNERS ARE WELCOME TO ATTEND

F A R E W E L L . . .

It's with heavy hearts that the Board of Directors say farewell to a former Board Member, **JANICE CUMMINGS**.
JANICE PASSED OCTOBER 9TH.



ATTENTION PLEASE

The Board is asking for your patience with repairs and/or landscaping requests. Various factors may cause project delays and/or result in work orders being placed on hold until the next season.



REMINDER



**YARD SIGNS
ARE NOT
PERMITTED,
PER THE
HOMEOWNER'S
MANUAL**

Respectfully Submitted: Hope Craig, Recording Secretary