

Garden Court Townhouse Association

Board of Director's Meeting – October 23, 2023

Meeting was called to order at 7:05 p.m. by Rosemary Hulett



Board Member(s) Present

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

Board Member(s) Absent

Linda Stampley – Director
Gail Drish Smith - Director

Open Forum/Homeowners Remarks

- Homeowner requested clarification for a notice that they received regarding a basketball hoop. Homeowner also informed that the board that pictures being taken of their child was without their permission.

Secretary Report

- Motion made by Rolland Craig for approval of minutes from September. Motion seconded by Michael Cain.

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- Budget is on target except for landscaping and collections which are above budget.
- **39** homeowners in arrears, totaling **\$58,903.19.**
- Motion made by Harold Gause for Treasurer Report approval. Motion seconded by Tamika Hill. Motion passed by unanimous vote.

Architectural Report

- Management provided the approved proposal for replacement of the main line from the transformer.
- Management forwarded the contract for snow removal to Construction Concepts.
- Management forwarded the proposal from Barry Roofing for roof inspections.

Clubhouse/Pool

- Backsplash will be added to the kitchen, and a Bluetooth sound bar will be mounted to allow renters to play music without using the television.
- Barry Roofing completed the roof repairs.
- Management recommends that the board narrow down the responses to re-purposing the pool to two options. Rolland Craig motioned to table this until April to get more responses because this is such a big decision. Tamika Hill seconded the motion. Motion carried by unanimous vote.

Landscaping

- Management submitted an email regarding Lepore's recommendation to repair a bald spot in the front lawn of 18665. The board has tabled a decision until Spring.
- Management submitted Lepore's recommendations for tree removals. Management marked these trees with orange ribbon for identification purposes.

- Management reviewed the proposals received for the removal of trees recommended by Lepore and Harol Gause motioned to accept the proposal from US Tree Service. Rolland Craig seconded the motion. Motion carried by unanimous vote.

Orientation – No Report

Rules/Regulations – No Report

Volunteers

- Big thank you to the garage sale homeowners who distributed flyers, put out and removed all signage.
- The board is seeking volunteers to help with the Christmas lights. If you're interested, please email gardencourtpool@gmail.com

Social

- The board has started a new Social Committee. The first homeowner's event will be a "Paint & Sip" scheduled for Saturday, November 18th from 5:00-8:00p. This is a FREE, BYOB event and due to limited spacing, there's only room for the first 35 people to RSVP at gardencourtpool@gmail.com. Flyers will be placed in all mailboxes.

Old Business – No Report

New Business – No Report

Adjournment

- Tamika Hill motioned to adjourn general session at 8:21 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.

**IF YOU SEE SOMETHING,
SAY SOMETHING**



Report ALL illegal and
suspicious activity

CALL THE POLICE

NEXT BOARD MEETING

MONDAY, NOVEMBER 27TH

7:00 P.M.

Via Conference Call at **877-568-4106**

Access Code: **701-601-837**

First 30 Minutes is for homeowner's remarks

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



SOCIAL COMMITTEE PRESENTS "PAINT NIGHT"

SATURDAY, NOVEMBER 18TH (FREE – BYOB EVENT)
DOORS OPEN @ 4PM, SESSION STARTS AT 5PM-8PM
GARDEN COURT CLUBHOUSE

- **RSVP** BY NOVEMBER 10TH VIA GARDENCOURTPOOL@GMAIL.COM
- SPACE IS LIMITED TO 35 PEOPLE (FIRST COME, FIRST SERVED)
- ADULTS ONLY – MUST BE 21 YEARS AND OLDER
- SUGGESTION BOX PROVIDED FOR EVENT IDEAS