

Garden Court Townhouse Association

Board of Director's Meeting – October 24, 2022

Meeting was called to order at 7:11 p.m. by Rosemary Hulett



Board Member(s) Present

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

Board Member(s) Absent

Michael Cain - Director

Open Forum/Homeowners Remarks – No Report

Secretary Report

- Motion made by Rolland Craig for approval of minutes from September. Motion seconded by Tamika Hill.

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- **28** homeowners in arrears, totaling **\$62,307.31**
- Motion made by Tamika Hill for Treasurer Report approval. Motion seconded by Linda Stampley. Motion passed by unanimous vote.

Management Report

- Management provided the Board with the draft of the 2023 budget, which does not include the pool restoration costs.

Architectural Report

- Management forwarded the snow removal contract to Construction Concepts for signature.
- Management submitted the proposal from Construction Concepts for re-construction of the damaged canopy at 3475. The board requested additional proposals with the acknowledgement that the work must be done quickly.
- Hazel Crest has released the permit for Construction Concepts to begin concrete replacements.
- Management provided the Board with the signed contract from Affordable Concrete Raising for mudjacking.
- K Brothers has not confirmed the installation date of the fencing on Central Park.

Clubhouse/Pool

- Pool is closed for the season. The clubhouse remains available for rental.
- Management shared an email from All Seasons Pools regarding the condition of the pool and the need for extensive repairs/re-construction. At this moment, the estimate is between \$175,000-\$250,000.

Landscaping

- Management will forward the 2023 and 2024 contract from Lepore for signature.
- Tree has been replaced at 3405.
- Management will consult with Magic Hands to see if they can remove a stump and roots at 18665. Lepore is unable to lay grass because of the big hump where the tree roots are growing.

Orientation – No Report

Rules/Regulations – No Report

Volunteers – The Committee will discuss idea/cost of holiday decorations for the entry signs.

Old Business

- We are waiting for financial approval from our neighboring HOA boards on the cost of landscaping the surrounding area of the Village West entrance sign. The maintenance-free options are utilizing mulch vs. river rocks and an additional cost for removing the electrical line used for the previous sign light. ComEd is coming out to disconnect the electric line. Solar lights will be used with the new sign. Garden Court's board already approved the landscaping proposal. Rolland Craig motioned to approve the additional electrical costs for removing the electrical line. Solar lights will be used for the new sign. Tamika Hill seconded the motion. Motion passed by unanimous vote.

New Business

- Rosemary Hulett provided an overview of a proposal submitted by Village of Hazel Crest for a plan to redevelop the Calumet Country Club. All local communities will be asked to vote on the proposal soon. The development site's location is on 175th Street between Western and Dixie Highway, running along I-80; and it includes a hotel, condominium, sports complex, aquaponics, retail, and warehouse storage. Interested homeowners are invited to attend weekly informational meetings at the Calumet Country Club every Thursday at 6:00 p.m. The link for the informational video is https://youtu.be/1CM_A0sWEt0. The video link, along with copies of the full presentation will also be on the Garden Court website. Homeowners can submit questions to Rosemary Hulett at rosebush54@sbcglobal.net and she will forward them onto the Village Manager.

Adjournment

- Rolland Craig motioned to adjourn general session at 8:20 p.m. Gail Drish Smith 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 28TH

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 ARE INVITED TO THE
ENTIRE GENERAL SESSION**

Respectfully submitted by Hope Craig