

GARDEN COURT TOWNHOUSE ASSOCIATION

Board of Director's Meeting – October 25, 2021

Meeting was called to order at 7:05 p.m. by Pat McGee

Board Member(s) Present

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

Board Member(s) Absent

Clint Alexander - Director
Linda Stampley - Director



Open Forum/Homeowners Remarks

- Homeowners asked for an update on multi work orders. Scott provided an update for each work order.
- Homeowner thanked the board and EPI for a recent clubhouse rental, and Lepore Landscaping for the drainage correction.
- Homeowner wanted clarity for a violation letter they received.
- Homeowner thanked the board for the removal of a tree in the front of their home.
- Homeowner requested advanced notice before the tree is removed in front of their home. Homeowner also notified the board that coyotes are on the property.

Secretary Report

- Motion made by Harold Gause for approval of minutes from September. Motion seconded by Michael Cain. Motion passed by unanimous vote.

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- **29** homeowners in arrears, totaling **\$58,581.02**.
- Motion made by Harold Gause for Treasurer Report approval. Motion seconded by Michael Cain. Motion passed by unanimous vote.



Management Report from EPI

- Management prepared a property map, along with the help of the board. Management requested any updates or changes.
- Management discussed the 2022 Proposed Budget. The budget includes a 2.08% increase, which will increase the monthly assessments to \$245 per unit. Management reviewed each line item, and the board made a few adjustments. Board will vote on this proposal at the next meeting. Homeowners will receive a copy of the 2022 budget.

Architectural Report

- Management reported that the cost for snow removal has increased by \$150 per push. Harold Gause motioned to accept the price increase. Rolland Craig seconded the motion. Motion passed by unanimous vote.
- Management submitted proposals for the replacement of the rotted soffit above the garage door at 3524.

- Management is still waiting for a report from Barry Roofing for their recommendation for 18649.

Clubhouse/Pool

- The lockbox is too small; and will be replaced with a larger box.
- Management provided the board will a list of duties required to maintain the clubhouse and pool.
- Deposits for the clubhouse will be held until the final inspection after the event and the check returned to the homeowner.
- Clubhouse camera will be reviewed because dog droppings have been left in front of the clubhouse.

The clubhouse is NOW OPEN for rentals. Log on to gardencourttownhouse.org for calendar availability and rental details.

Landscaping

- Management reported that the big pine tree, at the entrance of Golfview, has been removed. A replacement tree will be discussed in the spring.

Orientation – Orientation with new homeowner of 3409.

Rules/Regulations – No Report

Volunteers – No Report

Old Business – The HOA's along Village Drive are reviewing proposals for replacing the entrance sign on Village Drive. After selecting a sign, each HOA will be asked to vote on splitting/sharing the costs of the replacement sign, as well as the ongoing landscaping maintenance for the entrance.

New Business – The board asked EPI to contact the fire department for markers that identify the location of fire hydrants.

Adjournment

Rolland Craig motioned to adjourn general session at 9:04 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.



COYOTE SITING

BE WATCHFUL! WHEN WALKING THE PATH IN THE EARLY MORNING;
ESPECIALLY KIDS AT THE BUS STOP

NEXT BOARD MEETING

Monday, November 22, 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