
GARDEN COURT TOWNHOUSE ASSOCIATION

Board of Director's Meeting – November 22, 2021

Meeting was called to order at 7:03 p.m. by Rosemary Hulett

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 Management Rep.

Board Member(s) Absent

Clint Alexander - Director



Open Forum/Homeowners Remarks

- Homeowner had questions about the assessment increase if required services are decreasing. Homeowner also wanted to know if there are any outstanding loan payments. Homeowner wanted to know if replanting trees is a requirement.

Secretary Report

- Motion made by Rolland Craig for approval of minutes from October. Motion seconded by Michael Cain. Motion passed by unanimous vote.

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- **34** homeowners in arrears, totaling **\$63,631.41**.
- Motion made by Sandy Keller for Treasurer Report approval. Motion seconded by Michael Cain. Motion passed by unanimous vote.

Management Report from EPI

- Management submitted the Proposed 2022 Budget. Rolland Craig motioned to accept the Proposed 2022 Budget. Sandy Keller seconded the motion. Motion passed by unanimous vote.

Architectural Report

- Management submitted the signed contract with Construction Concepts for snow removal.
- Management recommends obtaining proposals for the replacement of all roof to wall flashing except for 18622-26 since they were recently replaced. Harold Gause motioned to screw down the flashing and seal with silicone, if Barry Roofing doesn't add to their cost for removing screws. This will be a temporary until all roofs are replaced within the next ten years. Michael Cain seconded the motion. Motion passed by unanimous vote.
- Management submitted two proposals for the replacement of the rotted soffit above two garage doors. Rolland Craig motioned to accept the proposal from SMS. Sandy Keller seconded the motion.

Clubhouse/Pool

- Michael Cain motioned to have the saunas in the locker rooms removed in order to have more space. Linda Stampley seconded the motion. Motion passed by unanimous vote.

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

Landscaping

- Magic Hands Tree Services deemed a tree a hazard because it's cracked down the middle and rotting. Harold Gause motioned to accept the recommendation and proposal to remove the tree. Sandy Keller seconded the motion. Motion passed by unanimous vote.

Orientation – No Report

Rules/Regulations – No Report

Volunteers – No Report

Old Business

- EPI contacted the Fire Dept. to request fire hydrant landmark sticks. Once the order comes in, they will be installed.
- The HOA's along Village Drive have chosen the company to design the entrance sign on Village Drive. Each HOA must agree on the color and commit to dividing the cost, along with landscaping maintenance.

New Business – Rosemary attended a meeting for all HOA presidents at Village Hall. Information about community services and activities was shared. Starting next year, some of the departments would like to attend homeowner's association meetings to provide information on topics like community policing, fire department programs, new village business acquisitions, etc. The board asked Rosemary to have them contact Scott at EPI one month in advance so an invitation/announcement can be sent out to homeowners in advance.

Adjournment

Harold Gause motioned to adjourn general session at 8:10 p.m. Michael Cain 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.

CENSUS 2022 ALERT

- Illinois law requires that a census card is completed each year. This is advance notice that 2022 census cards will be emailed, mailed, and available on the website by December 3rd.

DEADLINE TO RETURN CARDS TO EPI IS JANUARY 31, 2022

**After January 31st,
fines will be incurred**

NEXT BOARD MEETING

**Monday, December 27, 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