

# Garden Court Townhouse Association

Board of Director's Meeting – November 27, 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  
Gail Drish-Smith - Director  
Scott Adler –EPI Management Rep.



## Open Forum/Homeowners Remarks

- Homeowner inquired about EPI's handling of ACH payments, how the bylaws are amended, if in-person board meetings are going to resume, and what are the plans to get homeowners more engaged.

## Secretary Report

- Motion made by Harold Gause for approval of minutes from October. Motion seconded by Rolland Craig.

## Treasurer Report

- Invoices presented for payment were reviewed and paid.
- **38** homeowners in arrears, totaling **\$54,604.81**.
- Motion made by Tamika Hill for Treasurer Report approval. Motion seconded by Gail Drish Smith. Motion passed by unanimous vote.

## Management Report

- Management provided the Board with the proposed budget for 2024 showing a 0% increase. Harold Gause motioned to approve the budget. Michael Cain seconded the motion. Motion passed unanimously.
- Management submitted the renewal proposal from State Farm for property coverage on the clubhouse, liability coverage, D&O coverage, and crime/fidelity coverage for a total premium of \$3,565, which is an increase of \$265. Rolland Craig motioned to accept the proposal. Harold Gause seconded the motion. Motion passed by unanimous vote.

## Architectural Report

- Management submitted a proposal from Construction Concepts for replacement of damaged siding at the front of 3439 and under the window of 18642. Rolland Craig motioned to accept the proposal. Tamika Hill seconded the motion. Motion passed by unanimous vote.
- Management submitted a proposal from Construction Concepts for the replacement of shingles on the 3431-3441 units.

Clubhouse/Pool – No Report

### Landscaping

- Management submitted the signed contract with US Tree for the removal of trees identified by Lepore Landscape as needing removal.
- Lepore Landscape will be seeding the soil in the areas where the trees are removed.

### Orientation

- There was an orientation for 18615.

Rules/Regulations – No Report

### Volunteers

- Thank you to the volunteers (Kyle Clark, Monroe & Gail Smith, and Linda Stampley) for putting up the festive Christmas lights.

### Social

- The first social event, Paint & Sip, was huge success and tons of fun. “Thank You” Leaner family for bringing pizza - much appreciated.



Old Business – No Report

New Business – No Report

### Adjournment

- Rolland Craig motioned to adjourn general session at 8:12 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.

## **CENSUS 2024 ALERT**

Illinois law requires that a census card is completed each year. This is advance notice that 2024 cards will be emailed, mailed, and available on the website by December 4<sup>th</sup>.

**Deadline to return cards to EPI is January 31, 2024**

## **NEXT BOARD MEETING**

**MONDAY, DECEMBER 18<sup>TH</sup>**  
**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**

**CALL THE POLICE TO REPORT  
ILLEGAL AND SUSPICIOUS ACTIVITY**

## **DOG ORDINANCE**

Homeowners are responsible for picking up after their dog. Infraction is a fine of **\$50**

Respectfully Submitted: Hope Craig, Recording Secretary