

# Garden Court Townhouse Association

Board of Director's Meeting –November 28, 2022

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  
Michael Cain – Director  
Gail Drish-Smith - Director  
Scott Adler –EPI Management Rep.



## Board Member(s) Absent

Tamika Hill – Director

## Open Form/Homeowners Remarks

- Homeowner inquired about the rules/stipulations for outside holiday decorations. EPI informed the homeowner that decorations should not be permanent, can go up one month prior to the holiday, and must be taken down within one month after the holiday. One board member suggested that inflated decorations not be used because of their size.

## Secretary Report

- Motion made by Harold Gause for approval of minutes from November. Motion seconded by Gail Drish-Smith. Motion passed by unanimous vote.

## Treasurer Report

- Invoices presented for payment were reviewed and paid.
- **32** homeowners in arrears, totaling **\$61,385.39.**
- Motion made by Gail Drish-Smith for Treasurer Report approval. Motion seconded Harold Gause. Motion passed by unanimous vote.



## Management Report

- Management provided the board with a copy of the notice and proposed budget that was sent to all homeowners. Rolland Craig motioned to approve the adjusted assessment of \$240. Linda Stampley seconded the motion. Motion passed by unanimous vote.
- Management posted the brochures on the homepage of the association's website regarding the Calumet Country Club Redevelopment Plan. Homeowners with questions should contact the Village of Hazel Crest's Village Manager.

## Architectural Report

- Management notified the board that Able Sewerage was called because a homeowner may have a break in their mainline because the rear patio concrete is severely sunken.
- Management submitted the signed contract with Construction Concepts for snow removal services this season.
- Management provided the board with the specifications sent out for bid for the buckling siding at 3475. The bidders have been unable to submit their proposals as of now due to finishing projects prior to winter.

- Management supplied the board with the notice posted on all units scheduled for concrete replacement. Management inspected this work during the November inspection.
- Affordable Mudjacking completed the contracted leveling during the week of October 31<sup>st</sup>.
- K Brothers will install the fence once the deposit is received.

### Clubhouse/Pool

- The board asked the management company to have Comcast come out to check the television and WIFI.

### Landscaping

- Management provided the board with a copy of the contract with Lepore through November 30, 2024.

### Orientation – No Report

### Rules/Regulations – No Report



### Volunteers

- Committee submitted examples of decorating ideas for the entrance signs. The Board agreed to let committee decide which decorations to use. Rolland was asked to check for electrical outlets in case the committee wanted to go with lighted figures.

### Old Business – No Report

### New Business – No Report

### Adjournment

- Harold Gause motioned to adjourn general session at 7:52 p.m. Linda Stampley 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.

## **NEXT BOARD MEETING**

**MONDAY, DECEMBER 19, 2022**

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

### **FROM THE HAZEL CREST VILLAGE NEWSLETTER**

Non-operating vehicles may not be left on Village streets or driveways. Owners of inoperable or abandoned vehicles are subject to issuance of warnings, citations, towing and in some cases, arrested based on existing Village ordinances.

WITH NO EXCEPTIONS, vehicles that inhibit snow removal will be ticketed. It is unlawful to park on streets after 2 or more inches of snow has fallen until snow removal is complete on ALL Hazel Crest streets (includes Garden Court).