

Garden Court Townhouse Association

Board of Director's Meeting – December 18, 2023

Meeting was called to order at 7:05 p.m. by Rolland Craig

Board Member(s) Present

Harold Gause – Vice President
Rolland Craig - Treasurer
Michael Cain – Director
Tamika Hill – Director
Gail Drish-Smith - Director
Scott Adler –EPI Management Rep



NEXT BOARD MEETING

MONDAY, JANUARY 22, 2024

7:00 P.M.

Via Conference Call at **877-568-4106**

Access Code: **701-601-837**

First 30 Minutes is for homeowner's remarks.

Board Member(s) Absent

Rosemary Hulett - President

ALL HOMEOWNERS ARE WELCOME

Open Forum/Homeowners Remarks_– No Report

- Homeowner noted that it is important for homeowners to attend the monthly meeting, but they do not feel that other homeowners are aware of when the meetings are held. They suggested signs at both entrances the week of the meeting. Homeowner also volunteered to help in whatever way possible to communicate to the other homeowners what the board is doing.

Secretary Report

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

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- **38** homeowners in arrears, totaling **\$54,604.81**.
- Motion made by Harold Gause for Treasurer Report approval. Motion seconded by Michael Cain. Motion passed unanimously.

Management Report

- Management apologizes to the homeowners affected by the ACH malfunction. The problem still has not been resolved and we suggest that homeowners bring their assessment payments to EPI's office.
- Garden Court's attorney, C. Ryan, is retiring effective December 31, 2023, and he recommends his clients transfer to Keough & Moody, P.C. Rolland Craig motioned to accept this referral until the board has an opportunity to officially meet with Keough & Moody. Tamika Hill seconded the motion. Motion passed unanimously.

Architectural

- Management provided the board with an updated 2024 gutter guard installation map. A few adjustments were made to the map.
- Management presented to the board a proposal from Barry Roofing for permanent repairs to the roof at 3539 caused by a satellite dish blown over. The homeowner requested Barry Roofing remove the second dish. Rolland Craig motioned to accept the proposal. Harold Gause seconded the motion. Motion carried by unanimous vote.

Clubhouse/Pool – No Report

Landscaping – No Report

Orientation

- An orientation was conducted for 18635. The buyer will close in the last week of December.

Rules/Regulations – No Report

Volunteers – No Report

Social – No Report

Old Business – No Report

- The annual board election voting deadline has been extended to January since the December ballot mailing was delayed. There are four openings on the board.

New Business – No Report

Adjournment

- Tamika Hill motioned to adjourn general session at 8:02 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.

YEAR IN REVIEW

- The budget was successfully balance without increasing monthly assessments.
- Additional Leaf Fitter Gutters were installed on several buildings.
- Several diseased trees were removed.
- A new HOA social committee has been formed to host social events for homeowners. The first event was a Paint & Sip.

CENSUS 2024

DEADLINE to return cards to EPI is. January 31, 2024. After the 31st, fines will be incurred.

FROM HAZEL CREST VILLAGE

There is an ordinance against firing weapons on New Year's Eve

No street parking after 2 or more inches of snow has fallen.

Call the Fire Department about their program for seniors (65+ years old) to receive two, free smoke detectors.

The Police Department is asking homeowners to share their video footage from security cameras if there is an incident nearby. The Police Department is also hiring.

Respectfully Submitted: Hope Craig, Recording Secretary