



Garden Court Townhouse Association

Board of Director's Meeting – December 19, 2022

Meeting was called to order at 7:04 p.m. by Rosemary Hulett

Board Member(s) Present

Rosemary Hulett – President
Harold Gause – Vice President
Rolland Craig - Treasurer
Linda Stampley – Director
Michael Cain – Director
Tamika Hill - Director
Scott Adler –EPI Management Rep.

Board Member(s) Absent

Gail Drish-Smith - Director

NEXT BOARD MEETING

MONDAY, JANUARY 23, 2023

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 WELCOME

Open Forum/Homeowners Remarks – No Report

Secretary Report

- Motion made by Rolland Craig for approval of minutes from November. Motion seconded by Harold Gause. Motion passed by unanimous vote.

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- **36** homeowners in arrears, totaling **\$59,507.25**.
- Motion made by Michael Cain for Treasurer Report approval. Motion seconded by Linda Stampley. Motion passed unanimously.

Architectural Report

- Management informed the board that the vendors requested to bid for the 3475 project have not submitted their proposals as of today.
- Management provided the board with an invoice for repair of the failed branch line between 3510 and the Village's main.
- Management requested the names of the board members that will be authorizing snow removal.
- Management submitted an invoice from Able Sewerage for the inspection of the sanitary sewer service line to 18620. The inspection confirmed the sewer line is clear with no broken pipes.
- Management informed the board that they received an email from a homeowner regarding replacement of drain tile at one of the Homewood single family homes. Management inspected the area during the monthly inspections and will continue to check for any issues during winter.

Clubhouse/Pool

- Intelligent Infrastructure is reviewing the camera footage from over the summer to determine the number of people who used the pool.
- Management provided the board with a new 2-year contract with Comcast for faster internet and improved cable TV.

Landscaping – No Report

Orientation

- There was a closing last month on 3531, and there is a closing this month on 3411.

Rules/Regulations – No Report

Volunteers – No Report

Old Business – No Report

New Business

- Four board members have been re-elected (Rosemary Hulett, Harold Gause, Rolland Craig, and Tamika Hill).

Adjournment

- Rolland Craig motioned to adjourn general session at 7:48 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.

YEAR IN REVIEW

- For the first time, there is an assessment reduction
- Family BBQ was a huge success
- Purchased a robot to clean the pool
- Leaf Fitters has been installed on additional homes
- New entrance sign has been installed
- Several tree removals and plantings
- All fence and balcony repairs have been completed

CENSUS 2023

DEADLINE to return cards to EPI is
**January 31, 2023. 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