Garden Court Townhouse Association

Board of Director's Meeting – December 27, 2021
Meeting was called to order at 7:05 p.m. by Rosemary Hulett

Board Member(s) Present
Rosemary Hulett – President
Rolland Craig – Treasurer
Sandy Keller – Secretary
Linda Stampley – Director
Michael Cain – Director
Scott Adler –EPI Management Rep.

Board Member(s) Absent
Harold Gause – Vice President
Clint Alexander – Director

Open Forum/Homeowners Remarks

- Homeowner wants to encourage everyone to be careful when walking their dog, due to coyote sightings.

Secretary Report

- Motion made by Rolland Craig for approval of minutes from December. Motion seconded by Linda Stampley. Motion passed by unanimous vote.

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- **34** homeowners in arrears, totaling **$63,726.77**.
- Motion made by Sandy Keller for Treasurer Report approval. Motion seconded by Linda Stampley. Motion passed by unanimous vote.

Management Report

- Management submitted to the board the insurance renewal which has a premium increase. Linda Stampley motioned to accept the new premium. Rolland Craig seconded the motion. Motion passed by unanimous vote.
- Management is recommending that the board consider verbiage for a rule regarding homeowners' communication with the contractors because of legal contracts, extra costs for work orders scheduled but not completed, and work delays. The Rules and Regulations committee will work on this.

Architectural Report

- Management provided Construction Concepts with the authorized contacts for snow removal.
- Barry Roofing hasn't submitted their report with recommendations for additional repairs at 18649.
- Barry Roofing informed management that screwing the flashing to the roof decking wouldn't increase the cost of roof replacements in the future.
- SMS completed the replacement of the rotted garage trim at 3524.

Clubhouse/Pool

- Intelligent Infrastructure informed management that the door system computer needs to be replaced.

Landscaping

- Management informed Magic hands of the board's approval to remove the tree at the front of 18673 due to its condition, along with the stump at the entry. The contractor hasn't scheduled the removal due to damage from the recent high winds.
- Lepore inspected the rear pitch at 18609, and reported that the corner of the garage is an area that is low and is causing a reverse grade toward the unit and at the rear, and the same thing exists near the AC unit. Lepore will provide a quote in the spring.

Orientation – Committee had one orientation this month.

Rules/Regulations – No Report

Volunteers – The Committee will discuss ideas/cost for seasonal decorations for the entry signs.

Old Business

- The fire department will install the fire hydrant landmark sticks when time permits.
- Management submitted the agreement for the replacement of the Village West sign.

New Business

- Three board members have been re-elected (Sandy Keller, Linda Stampley, and Michael Cain). Gail Drift Smith was also elected to the board.

Adjournment

- Michael Cain motioned to adjourn general session at 8:18 p.m. Sandy Keller 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.

2021 YEAR IN REVIEW

- New HOA Website
- Forms are now downloadable
- Clubhouse/Pool rental process has been automated
- Leaf Fitters/Leaf Guards installed on several homes
- Several tree removals and restorations have been completed
- New exterior modification process
- Implemented color-coded matrix for exterior doors and windows

CENSUS 2022

Deadline to return cards to EPI is January 31, 2022. After the 31st, fines will be incurred

NEXT BOARD MEETING

MONDAY, JANUARY 24TH

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

Respectfully Submitted: Hope Craig, Recording Secretary