

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
September 27, 2017

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held on Wednesday, September 27, 2017 at 7:01PM at the Bloomfield Club Recreation Facility.

Attendance – Present: L. Eskildsen
 J. King
 P. Chandler
 J. Chranko
 J. Ruther
 S. Elmore – EPI

Absent:

Open Forum:

- **Owner-** Owner complained that the concrete workers were very sloppy and threw things in the flower beds, like pieces of wood and stones in her lawn. She stated so talked to the foreman and he told her they would come clean it all up, however they never came. S. Elmore stated he will contact Pat and they will get all the debris taken care of and will put some top soil where the forms were to level it out.
- **Cathy Maycut property-** An owner stated there is a Comcast box that is down on Cathy Maycut's property. They notified Comcast a month ago and Comcast stated they would send someone out within 24 hours; however nothing has been done about it. S. Elmore stated he will contact S. Adler and let him know about it.
- **Joe Chranko -** Owner wanted to know if Milieu was going to take care of the contaminated soil. S. Elmore stated Milieu will be voiding that invoice, (like 219) and will come out twice. First time he will dig down 2 inches and remove the soil and put a neutralizer down and then put 2 inches of top soil and leave it for one week. Then he will come back and put sod in. J. Chranko stated he would like it done in the spring.
- **221 Benton-** Owner wanted to know if he was responsible for the outside wall sconces as one of his is broken and the other is loose. J. King stated those are the Association responsibility and they will come out and replace it. Owner also wanted to know if he could add a motion detector light by his door. J. King told the owner he can upgrade if he wants to, but it has to match the fixture.
- **221 Benton-** Owner stated that his car was broken into and he reported it to the police and the police told him there were four other reports that night.

Minutes-

Minutes – J. Chranko made a motion to approve the August 23, 2017 minutes. Seconded by P. Chandler. Motion was unanimously approved.

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Treasurers Report – J. Ruther reported that as of August 31, 2017:

Total Assets	\$838,091.40
Total Liabilities	\$ 24,240.56
Total Equity	\$813,850.84
Total Liabilities and Equity	\$838,091.40

Motion – Motion made by J. Chranko to approve the Treasurers report, as presented. Seconded P. Chandler. Motion was unanimously approved.

Management Report-

- **2018 Proposed Budget-** S. Elmore stated that the revised 2018 budget that was given to the Board previously has been mailed out to the unit owners today. S. Elmore gave an over view of the budget: The assessment in total is going up to \$250. The operating assessment for Bloomfield Club II increased \$2.02 per month per unit. Recreation Association increased \$2.00 per unit. Everyone will get a copy of budget with a cover letter and the Board will discuss it at the annual meeting on November 7, 2017. J. King stated to make sure you send in your proxy or otherwise they cannot have an annual meeting unless they meet the quorum.
- **Concrete Replacement** – S. Elmore stated to the Board that 329 Clubhouse will be added to the list for 2018 because of the damage caused from pod.
- **Bloomfield Club Recreation** S. Elmore stated the Recreation Board approved getting bids to fix the rotted fence board though out the property. S. Elmore stated will obtain those bids and submit them at the Recreation’s October meeting.
- **Sabatello Tree-** S. Elmore presented the Board with proposals for trimming trees away from several buildings in the amount of \$1,350.00. J. King stated that 156 Springdale needs to be added to the list for tree trimming. J. Ruther stated that a letter needs to be sent out to 156 Springdale stating that the tree near the sidewalk needs to be trimmed with a clearance of seven feet.

Motion- Motion made by J. Ruther to approve the trimming tree proposal with the amount not to exceed \$2,000. Seconded by J. Chranko. Motion was unanimously approved.

- **Annual Meeting-** S. Elmore stated to the Board that there are two people up for election for this year, P. Chandler and L. Eskildsen.

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- **Landscape Bids-** S. Elmore presented the Board with three bids for the 2018 landscape season. There will be one more bid from Drew's Landscaping; he did the drainage area behind the Benton Lane cul-de-sac. The Board decided to wait until this bid comes in to make a decision. S. Elmore will meet with the Board on October 25 at 6:30pm with the landscapers. The landscape contract will have an added item that the landscaper must attend all the Board meetings.

<u>Company Name</u>	<u>Bid Price</u>
Milieu Design (current Contractor)	\$57,600.00
Beary Landscaping	\$43,640.00
Green Horizon	\$53,000.00

Sales-

- 329 Clubhouse Drive \$292,000.00

Rule Appeals- Appeals were heard before meeting at 6:00pm

Inspection Report- S. Elmore reviewed with the Board the property inspection report.

Adjournment

Motion- Motion was made by J. Chranko to adjourn the meeting at 7:35PM and go into executive session. Seconded by P. Chandler. Motion was unanimously approved.

***Respectfully Submitted –
EPI Management Company, LLC***