

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
July 26, 2017

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held on Wednesday, July 26, 2017 at 7:00PM at the Bloomfield Club Recreation Facility.

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

Minutes-

Minutes – P. Chandler made a motion to approve the June 28, 2017 minutes, as presented. Seconded by J. Chranko. Motion was unanimously approved.

Treasurers Report – J. Ruther reported that as of June 30, 2017:

Total Assets	\$866,539.64
Total Liabilities	\$ 33,375.64
Total Equity	\$833,164.00
Total Liabilities and Equity	\$866,539.64

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

J. Ruther stated Kevin, a representative from Edward Jones Investments was present at the meeting and gave the Board an update on the Association’s investments during which he stated the Association is obtaining good returns on their investments. The Board stated that there are excess cash funds that should be moved into a \$75,000 CD which is paying approximately 2.2% and \$25,000 into the money market.

Motion- Motion made by J. King to follow Kevin from Edward Jones recommendation to put \$75,000 into a CD and \$25,000 into a money market. Seconded by J. Chranko. Motion was unanimously approved.

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Management Report-

- **Concrete Replacement** – S. Elmore presented to the Board a copy of the Presta Concrete contract. S. Elmore stated the completion date is set for no later than September 30, 2017. J. Chranko asked if rebar was going to be added to tie into the slab. S. Elmore stated that the specifications are the same as they were last year. S. Elmore will add fiber mesh embedded into the concrete into the contract. The Board requested to have 48 hour notice's posted when Presta pours the concrete so they can have a Board member or management representative present. The Board also agreed to add to the concrete list the driveway for 156 Springdale.
- **Flooded Areas-** S. Elmore stated to the Board that EPI would set up a meeting with Milieu Landscaping to review the swale at 219 Benton Lane as several of the Members felt the modification was not draining properly.
- **Professional Land Survey-** S. Elmore stated J. Chranko had received a full size copy of the survey. S. Elmore will request for a plat of survey for those units adjacent to the berm (along Springdale) to see where the easement begins/ends on those properties.
- **Exterior Painting & Landscaping Bids-** S. Elmore stated that the bid specifications for both the landscaping and the exterior painting were approved by the Board and have been sent out for bid.
- **Bloomfield Club Recreation** S. Elmore stated he presented to the Recreation Board two pending issues with Bloomfield Club II. One is the Berm area along Springfield Road of which the Recreation Board wants to determine who is responsible for maintaining the berm which includes plant material, drainage, etc. The Recreation Board was requesting a meeting with the Bloomfield Club Ii Board on August 16, 2017 at 6 PM in the Library to review this matter as well as the maintenance of the interior fences pending the expiration of the agreement on December 31, 2017. The Board agreed they will plan on meeting with the Recreation Board and S. Elmore will send a letter out telling the President of the Recreation Association they will be there for the discussion. It was noted that the Bloomfield Club II Board recently received a signed copy of the Landscape/Fence Maintenance agreement signed by C. Hallquist almost 20 years ago.
- **Soil Test-** S. Elmore presented to the Board a copy of the soil test from behind unit 170 Springdale provided by Milieu Landscaping. The report showed that the sodium content in the soil is five times what it should be. S. Elmore stated they filed a complaint along with the report with the Village. EPI also issued a work order to Milieu to dig out the area and replace the dirt and then install sod, which will need to be water twice a day once installed.

Rule Appeals- Rule- Appeals were heard in executive session.

Correspondence-

- J. King stated that owners need to remove any debris (pine needles) on their drain sewer. The Association does not have a service that does it and homeowners are responsible for maintaining their space.

Sales-

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- 192 Benton Lane sold for \$265,000.00
- 328 Clubhouse sold for \$302,000.00

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

- **Painting-** S. Elmore stated that the painter met with management to inspect the painting work for 2017 and corrected all of the deficiencies that were noted in the inspection at the time of the inspection.
- **Rule Violation Letter-** S. Elmore stated that the Rule Violation Letter was drafted by the Association's Attorney and it was not meant to come across as a nasty letter; it is a formality to enforce the rules.
- **196 Springdale-** S. Elmore stated there was a complaint about water on the sidewalk but that the ponding water was on the city sidewalk not the Association's sidewalk. There is a problem with the city sidewalk so a complaint will be filed with the Village.

Unfinished Business

- **Soil Testing-** J. King stated they will take each one case by case and decide then rather automatically do these tests throughout the property.

Committee Reports- J. Chranko reported on the Recreation Center:

- Summer party was a big success. Over 400 people attended.
- New patio chairs were purchased and set up.
- The Pool hours were extended from August 16th – September 2nd that the pool will be open week days from 11 AM- for three weeks

Open Forum

- **Terry Freedman 225 Benton-** Owner stated he needs someone to come look at the backyard water spicket. S. Elmore stated that he will out there with Milieu to try and come up with a solution to this problem because of the position of the fence and patio. The solution may just be to reroute the spicket. Owner wanted to know how they can get a new garage door. The Board stated that all the garage doors have been replaced just with different vendors.

Adjournment

Motion- Motion was made by J. Chranko to adjourn the meeting to Executive Session at 7:39 PM. Seconded by J. King. Motion was unanimously approved.

Motion to open the meeting from Executive Session at 8:15 PM.

Motion – Motion was made to remove the dish from 156 Springdale for a cost not to exceed \$80.00. Unanimously approved.

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Motion – Motion was made to reduce the dish fine on 156 Springdale to \$500.00 from \$1,000. Unanimously approved.

Motion – Motion was made to reverse the \$300 fine for lawn damage for 156 Springdale. Unanimously approved.

Motion was made to adjourned the meeting at 8:25 PM. Approved.

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