

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
August 23, 2017

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held on Wednesday, August 23, 2017 at 7:00PM at the Bloomfield Club Recreation Facility.

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

Absent: J. Ruther

Open Forum:

- **Maria Barghin 174 Springdale lane-** Owner wants to modify her patio. Board informed her she needs to fill out exterior modification with plans. Owner wanted to know if she is allowed to put netting or guards on the gutter. Board informed her gutter netting and guards are not allowed and advised her to get someone to clean gutters more than once a year.
- **Joe-** Owner stated he has issues with the lawn that was replaced in his back yard from the contaminated earth. Owner stated the contaminated earth was not picked up and Milieu just put sod right on top of it. Also, Milieu used a weed wacker to cut grass last Thursday which caused a big burn spot. S. Elmore stated on the work order they asked Milieu to use his professional approach to correct the dead sod. S. Elmore stated he talked to Brian about the sod and Brian will take a look at it, however if it is currently alive Brian stated he considers the work order completed. Owner present the Board with a picture of what his grass looks like right now. S. Elmore stated he will come out and look at the grass next week. Owner stated edging that was done by the sidewalk was not done well and there is brown grass along all the sidewalks.
- **Owner-** Owner stated she needs to replace her skylight. She filled out the request form and has the estimate. She realized the company that she wanted to use does work on Bloomfield Club 3 and would like to get her work done when they are out doing other work on the complex. J. Chranko took all the paperwork she submitted and will go over it all and make sure it is all correct and will get back to owner. S. Elmore stated that this contractor is a residential roofer and does have a limited license. Owner recommend that the Association should offer a list of suggested contractors to use as she had a hard time finding one. S. Elmore stated they will give a list, but there will be a large disclaimer that if anything happens the Association is not responsible for it.
- **330 Clubhouse Drive-** Owner wanted to know if S. Elmore talked to Terry, the Village inspector about the dirt in the back on 330 Clubhouse Drive. S. Elmore informed the owner he sent the owner an email. The village wants the planter beds filled in which were just dug out, so that the water can drain. S. Elmore stated they will resolve this issue with the Village; the homeowner does not have to as he is not responsible for it.

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- **Owners-** Where concerned about skunks roaming around the complex near the pool. The Board stated if anyone has any issues with skunks to call the Village and the Village will help pay for the set up for the traps. The Association is not responsible for wild life in the community and it is the responsibility of the homeowners.
- **Sue Lynn-** Owner had concerns about damaged caused from trees in the rear of her unit. L. Eskildsen stated she will meet with homeowner at her unit tomorrow at 9:30 AM to discuss landscaping issues with her.
- **162 Springdale-** Owner stated the river birch tree behind her house that is right on the border is beating on the roof. L. Eskildsen stated she will come and check it out.

Minutes-

Minutes – L. Eskildsen made a motion to approve the July 26, 2017 minutes, with the correction that L. Eskildsen was absent and to change her name during the minutes and replace with J. King. Seconded by J. Chranko. Motion was unanimously approved.

Treasurers Report – J. King reported that as of July 31, 2017:

Total Assets	\$842,286.07
Total Liabilities	\$ 29,327.31
Total Equity	\$812,958.76
Total Liabilities and Equity	\$842,286.07

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

Management Report-

- **Concrete Replacement** – S. Elmore presented to the Board a copy of the Presta Concrete contract. S. Elmore stated the completion date was set for September 30, 2017, however he is now going to start August 25, 2017. All unit owners that are involved were notified by email. The Village has been informed and all units that are involved may park on the streets without getting a ticket.
- **Flooded Areas-** S. Elmore informed the Board that Milieu has agreed to void the invoice for the work done on 219 Benton and redo the area per the revised specifications developed by the adjacent unit owners, Brian, Milieu, J. Chranko and EPI. Milieu plans on regrading, put in the lines and have the laser measure with him so everyone can see the slope in order to hit the goal of gradually having a swale and not a ditch. The slope needs to be great enough to drain once the sod is put back in. The unit owners agreed to water the sod. Milieu should be able to get this work done in one day. S. Elmore will email Milieu and then will let the Board know what dates are available.

Motion- Motion made by P. Chandler to approve Milieu’s proposal. Seconded by L. Eskildsen. Motion was unanimously approved.

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- **Exterior Painting** - S. Elmore informed the Board that R. Maucieri has completed the exterior painting and he did correct any problem areas.
- **Bloomfield Club Recreation** S. Elmore stated to the Board that Recreation Board wanted prove that the wood was rotted on fences. S. Elmore completed inspection on all the fences that need repair and took pictures of every piece of rotted wood on the rear fences. The cost is approximately \$5,000-\$15,000. J. King gave an update of the issues with Bloomfield club Recreation. The divider fences that some of the units have are now going to be replaced and maintain by The Recreation Center, but only until December 31, 2017. This was an agreement that was signed years ago; however both parties were not aware of it.

Miscellaneous Items-

- **225 Benton Lane-** S. Elmore informed the Board to look at the attached inspection report as there are problems with the location of the fence and spigot. The unit owner has to reach beyond his fence to get to his spigot. The unit owner next door has built his patio with pavers that go right up to the fence. In order to move the fence the 4x4s will need to be moved as well as the owner will need to remove a portion of his paver patio. Management sent the unit owner next to 225 a request for owner to remove one row of pavers. Once the unit owner removes the pavers management will have to replace 4x4s and then move fence over.
- **145 Benton Lane-** L. Eskildsen stated that in the back two bushes need to be planted.
- **181 Benton Lane-** L. Eskildsen stated that the side by the front door a tall bush needs to be planted.
- **161 Benton Lane-** L. Eskildsen stated that there are dead bushes in back that need to be removed and replaced.
- **157 Benton Lane-** L. Eskildsen stated there is a dead bush by the front door that needs to be removed and several bushes need to be planted.
- **Budget-** S. Elmore presented the Board with a copy of the proforma for 2018 and requested the Board to review it so a draft can be sent out to the homeowner's 30 days before the approval. Budget meeting will be held September 13, 2017 at 6:00PM.

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

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

- **330 Clubhouse-** S. Elmore stated to the Board he inspected the front stoop and there is a hairline crack and two divots. Management recommended not replacing right now as there are other stoops in worse condition. The Board agreed.
- **143 Benton-** J. King stated they received an email from Jenny regarding the owners wanting to change the size of the deck at 143 Benton. The owner needs to submit a sample of the paint color. The Board would prefer that all homeowners send in a complete package when submitting their modification request.

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

- An eight foot fence is going up to hide the piping for the dehumidifier.

Adjournment

Motion- Motion was made by L. Eskildsen to adjourn the meeting at 7:45PM. Seconded by J. Chranko. Motion was unanimously approved.

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