

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
August 26, 2015

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held at 7:14 PM on Wednesday, August 26, 2015 at the Bloomfield Club Recreation Facility.

Attendance – Present: P. Chandler
 L. Eskildsen
 J. Ruther
 J. Chranko
 A. Koslow
 D. Bayze – EPI

Absent:

Minutes –

Motion L. Eskildsen made a motion to approve the June 24, 2015 minutes, as presented. Seconded by J. Ruther. Motion was unanimously approved.

Treasurers Report – J. Ruther reported that as of July 31, 2015:

Total Assets	\$684,132.17
Total Liabilities	\$13,419.26
Total Equity	\$670,712.91
Total Liabilities and Equity	\$684,132.17

Motion – J. Chranko made a motion to approve the Treasurers report, as presented. Seconded by A. Koslow. Motion was unanimously approved.

Open Forum –

- One homeowner had concerns about cars blocking the sidewalks.

Management Report –

- **Delinquency** – Board will review the delinquencies in Executive Session.
- **Concrete Repairs/Replacement**– D. Bayze presented the Board with a copy of the contract with Presta Construction signed by Management per the Board’s direction. Presta is anticipating to begin the work September 15, 2015.
- **Landscape/Snow Removal Proposals** – D. Bayze presented the Board with three proposals for the snow removal – landscaping. The Milieu contract expires 3/31/2017 but agreement has an accelerated cancellation clause. The Board of Directors will have a special meeting to meet with Green Horizon and Mileau on September 10, 2015 at 6:30 p.m.
- The Budget meeting will be held on September 29, 2015 at 7:00 p.m.
- Notices will be sent to all members for both meetings.

***Bloomfield Club II
Meeting Minutes***

- 213 Springdale – Appeal Denied 30 days to correct the damaged garage.
- 166 Benton Lane – A work order will be issued for rotted trim for front upper bedroom window above garage.
- 329 Clubhouse Drive – Extension was granted for 30 days for the missing mullions and an old satellite dish bracket.
- 168 Springdale – The Board requested the work order be followed up on for the cedar trim that needs to be replaced.
- 335 Clubhouse Drive – The Board approved the reversal of the violation for cable.
- Cable wire violations should only be sent if it is not covered by plantings or not on the lower portion of the unit.
- 325 Clubhouse Drive – The Board approved a 30 day extension.
- 146 Benton Lane – Hooks were removed and no further action will be taken.
- 330 Clubhouse Drive – Board agreed that the unit owner has until the end of May 2016 to treat the dying trees. Board of Directors will re –evaluate with Arborist to determine what action should be taken after the treatments.
- Gutter cleaning will be discussed with Mileau at the landscape meeting. Mileau needs to use water packs to eliminate the use of Unit Owners water spigots.
- 151 Benton Lane – Board approved the final approval letter for the exterior modification.

Inspection Report –

- D. Bayze presented the inspection report.

Sales –

- There were no Sales for this Reporting Period.

Committee Reports – No Committee Reports were discussed.

Recreation Association – Joe Chranko Reported -

- Common pathways will be re paved.
- A new basketball hoop was installed.
- Annual Meeting is approaching.

New Business –

No new business was discussed.

Motion – A. Koslow made a motion to adjourn. Seconded by J. Chranko. Motion was unanimously approved.

Meeting was adjourned at 8:11 p.m.

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