

**BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION**  
**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**September 23, 2015**

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held at 7:05 PM on Wednesday, September 23, 2015 at the Bloomfield Club Recreation Facility.

**Attendance – Present:** P. Chandler  
J. Ruther  
J. Chranko  
A. Koslow  
S. Elmore – EPI

**Absent:** L. Eskildsen

**Minutes –**

**Motion A. Koslow made a motion to approve the August 26, 2015 minutes, as presented. Seconded by J. Chranko. Motion was unanimously approved.**

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

Total Assets	\$695,796.91
Total Liabilities	\$16,297.88
Total Equity	\$679,499.03
Total Liabilities and Equity	\$695,796.91

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

**Open Forum –**

- 168 Springdale – Homola - Homeowner had a repair problem with a contractor for the cedar trim board around the windows as he filled in gaps with wood filler and did not replace the rotted. Mr. Elmore stated that he would inspect the work and advise the Owner accordingly. The only was only requesting reimbursement for repairs made to the rotted wood when the windows were installed.
- A homeowner wanted to know where he could purchase mullions. The Board advised him to go to the Association's website and look for the number for Big Blue.
- 221 Springdale – The Board discussed the matter that the Owner did not replace the upper windows on the unit but only the lower windows causing a mis-matching of the window appearance.
- The issue of the drainage complaints was raised and the Board requested that management obtain an opinion from the Association's attorney as to who is responsible for ponding water repairs.

**Management Report –**

- **Delinquency** – Board will review the delinquencies in Executive Session.

***Bloomfield Club II  
Meeting Minutes***

- **Concrete Repairs/Replacement**– S. Elmore advised the Board that Presta Concrete had completed the replacement of the driveways/sidewalks per the contract.
- **Snow Removal Proposals** – S. Elmore presented the Board with four proposals for snow removal. The Board approved a one year contract with Cypress Landscaping if he will lower his fee by \$2000 and drop the 45” limit on the contract.
- **Gutter Cleaning** – S. Elmore presented the Board with a copy of the gutter cleaning proposal from Milieu in the amount of \$4800.00. The Board agreed to use Milieu but that they must use water to flush down the downspouts even if they had to clean the gutters earlier in order to prevent freezing of the water used in the cleaning.

**Motion – A. Koslow made a motion to approve Milieu for the gutter cleaning not to exceed \$4800.00 and that they can use water by using water at certain addresses. Seconded by J. Chranko. Motion was unanimously approved.**

- **Milieu** – S. Elmore presented the Board with a copy of the landscape proposal for 2016 in the amount of \$56,000. The proposal was for a two year period with the standard cancellation provision.
- **Milieu** – Milieu was to be informed that his main contact person for all Landscaping/Snow Operations would be L. Eskildsen.

**Motion – A. Koslow made a motion to approve Milieu for the landscape contract not to exceed \$56,000 per year for a two year period. Seconded by J. Ruther. Motion was unanimously approved.**

- **Annual Meeting** – S. Elmore advised the Board that there are two terms up for election this year. J. Chranko and A. Koslow for a three year term.

**Inspection Report –**

- S. Elmore presented the inspection report and reviewed the items with the Board.

**Sales –**

- There were three Sales for this Reporting Period.

**Committee Reports** – No Committee Reports were discussed.

**Recreation Association – Joe Chranko Reported -**

- **2016 Reserve Projects** – The roof will be replaced in the rec center, some of common area fences in BC1 will be replaced, windows replacement on the east and west sides of the pool area, the air condition in the library will be replaced, the inside pool will be refinished, and the spa heater will be replaced. All totaling = \$183,000.
- Shawn was elected president again.

**Unfinished Business –**

- 156BL – To TM to replace the divider fence. Unanimously approved.
- 173BL – To Arrow to re-tuck-point the chimney. Unanimously approved.
- 347CD – To TM to replace the fence. Unanimously approved.

***Bloomfield Club II  
Meeting Minutes***

- 196BL – Chimney repairs. Unanimously approved.
- 166SL – Wood around the door jam. Unanimously approved.
- Driveway repairs (sod) – Unanimously approved for Milieu.

**New Business –**

S. Elmore would like to meet with Joe to look at the cedar trim boards with the possibility of using concrete board in future replacements.

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

Meeting was adjourned at 7:52 p.m.

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