

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
November 1, 2016

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held at 6:42 PM on Tuesday, November 1, 2016 at the Bloomfield Club Recreation Facility.

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

Absent:

Minutes – ***Motion J. King made a motion to approve the September 28, 2016 minutes, as presented. Seconded by J. Chranko. Motion was unanimously approved.***

Treasurers Report – J. Ruther reported that as of September 30, 2016:

Total Assets	\$808,733.03
Total Liabilities	\$ 40,691.29
Total Equity	\$768,041.74
Total Liabilities and Equity	\$808,733.03

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

Open Forum – Unit owner was upset about the recent landscaping and stated that leaves are everywhere and not being cleaned up. The Board responded that due to the warmer weather the leaves did not fall as they normally would and that the time span to clean up the leaves was outside the contract dates. The Board did not feel that the cost to have the remaining leaves was worth it as they would be taken care of in the 2017 Spring cleanup.

Management Report –

- **2017 Proposed Budget** – S. Elmore presented to the Board a copy of the 2017 Proposed Budget. The Board reviewed the proposed budget with the Owner’s present at the meeting.

Motion – ***P. Chandler made a motion to approve the 2017 Proposed Budget, as presented. Seconded by J. Chranko. Motion was unanimously approved.***

- **Strip Center Fence** – S. Elmore presented to the Board a copy of a legal opinion from Keay/Costello regarding the fence to the north and west sides of the Association. S. Elmore informed the Board that the Recreation Center has instructed Management to issue a complaint to the Village of Bloomingdale that the fence is out of code due to the lack of repairs over the last 20 years.
- **Concrete Replacement** – S. Elmore advised the Board that Presta Concrete has completed the driveway and sidewalk concrete repairs per his contract.

***Bloomfield Club II
Meeting Minutes***

- **Gutter Cleaning**– S. Elmore presented to the Board a copy of the Milieu contract to clean the gutters, as well as an email from Milieu regarding grub application being applied.
- **Annual Meeting Notice** – S. Elmore presented to the Board a copy of the formal notice for the Annual Meeting.

Inspection Report – S. Elmore presented the inspection report and reviewed the items with the Board.

Landscape Committee Report – The Committee had nothing to report.

Sales – There were two sales for this reporting period.

Committee Reports –

Recreation Association – J. Chranko reported that bagel Sunday was a success, there were 120 people that attended (largest bagel Sunday). December 4th is the holiday open house. December 11th is the children’s party.

Unfinished Business – All unfinished business was covered.

New Business – There was no new business.

Motion – L. Eskildsen made a motion to adjourn at 7:35 PM. Seconded by P. Chandler. Motion was unanimously approved.

Motion to adjourn the meeting at 7:35 PM.

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