

# BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

**June 27, 2018**

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held on Wednesday, June 27, 2018 at 7:00PM at the Bloomfield Club Recreation Facility.

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

### **Guests-**

- **Green Horizon-** “Mike” and “Josh” from Green Horizon Landscaping were present. Mike stated that Green Horizon was being sold and he & Josh were no longer going to be with the company. Mike is starting his own company and his wife will be the owner and his existing crew is also joining his new company. S. Elmore requested that Mike submit a proposal based on the original specifications to the Association. S. Elmore asked Mike to explain to everyone why the work orders and some of the specifications were not completed and what will change to get it done with his new company. Mike stated he felt that Green Horizon stretched themselves too thin and took on too many clients for the amount of labor they had. Mike plans on taking on a smaller amount of clients so that he can put more time in on those properties. Mike will be on the property the next two days as it is the last days for his crew with Green Horizon. Mike agreed that they will knock out all the little work orders that are still outstanding. P. Chandler stated that communications have been a problem and they need to set up and improve their communications to be able to get back to people in a more timely matter. Mike will send out his new company information to EPI.

### **Minutes-**

*Minutes – J. Chranko made a motion to approve the May 23, 2018 minutes. Seconded by P. Chandler. Motion unanimously approved.*

**Treasurers Report** – J. Ruther reported that as of May 31, 2018:

Total Assets	\$855,559.26
Total Liabilities	\$ 48,763.67
Total Equity	\$806,795.59
Total Liabilities and Equity	\$855,559.26

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

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**Management Report-**

- **Exterior Painting Contract-** S. Elmore stated to the Board that Ralph Maucieri has completed the painting per the contract specifications and all the corrective work that was found has been corrected too. There are two doors that contact with owners was delayed, however Ralph will be out on Saturday to correct that work.
- **Fence Repairs-** S. Elmore stated to the Board they had a walk through with the Village on June 21, 2018 and the Village approved all the holes at 42 inches deep except for one. The problem has been that the existing posts only went down 30 inches – digging the holes deeper resulted in having to go around the utility lines which was causing a lot of extra time. This issue also causes the concrete to be poured different and about four times more concrete is used. SMS stated that they needed about eight working days to get this work completed then they would go back to replace the individual board on fences that were not bad enough to replace.
- **Concrete Driveway/Walkway Replacements-** S. Elmore requested direction from the Board relative to the driveway/walkway inspection report bid specifications he submitted and whether it is approved to go out for bid. P. Chandler stated she went through his list and made an additional list including four sidewalks that absolutely need to be done due to hazard (two have trees that need to be removed first). Before the mailbox pad can be done the mailbox housing needed to be inspected as it currently moves. Ms. Chandler also added to the list of complete sidewalks that need to be done. S. Elmore requested to bid this out differently and join with Indian Trails Townhomes, Park Bloomingdale Condominiums, and Kings Pointe Condominiums of Naperville and include all four properties together but they each will have their own separate bid. This would help bring the cost down with allowing the contractor to do four properties. The Board agreed.
- **Snow Removal Bids-** S. Elmore presented to the Board with bids for snow removal.

<u>Company Name</u>	<u>Bid Proposal</u>
Midwest Snow	\$39,885.00
RCH Construction	\$40,444.00
SMS	\$40,444.00
Beary Landscaping	\$42,800.00

***Motion- Motion made by J. Chranko to approve SMS for snow removal in the amount not to exceed \$40,444.00 per year for a three year term . Seconded by J. King. Motion unanimously approved.***

- **Green Horizon-** S. Elmore stated to the Board that Mike from Green Horizon explained earlier in the meeting what was taking place with Green Horizon. EPI will also contact the new owner of Green Horizon and see what he has to say.

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**Rule Violations & Appeals-** Heard in executive session.

**Sales-**

<u>Unit Address</u>	<u>Sale Price</u>
140 Benton Lane	\$223,500.00

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

- **Green Horizon-** S. Elmore stated to the Board he would like to get a quote from Green Horizon for the swale between Springdale and Benton Lane.
- **Mold on the north side of the buildings on siding-** S. Elmore stated he will start requesting unit owners to clean the mold off and recommend a cleaner to use.
- **Garage Doors-** S. Elmore stated that there is a defect with the surface coating on the garage doors and it is not the unit owner's fault.

**Bloomfield Club Recreation Report –** J. Chranko reported the following for the Board of the Recreation Center:

- Exercise room is completed.
- Pool was painted
- Duct system was cleaned out
- Garage Sale took place there were 55 people that sold and it went well.
- Summer Party is July 21<sup>st</sup> residents are free and guests are \$5

**Adjournment-**

***Motion-*** Motion was made by J. Chranko to adjourn the meeting at 8:02PM to move to executive session. Seconded by P. Chandler. Motion was unanimously approved.

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