

# BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

**July 25, 2018**

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held on Wednesday, July 25, 2018 at 7:00 PM at the Bloomfield Club Recreation Facility.

**Attendance** – Present: J. Ruther  
J. King  
J. Chranko  
L. Eskildsen  
S. Elmore – EPI  
Absent: P. Chandler (left at 7:00 pm)

### **Guests-**

- **Green Horizon-** Contractor failed to attend pre-scheduled meeting.

### **Minutes-**

*Minutes – J. King made a motion to approve the June 27, 2018 minutes. Seconded by J. Ruther. Motion unanimously approved.*

**Treasurers Report** – J. Ruther reported that as of June 30, 2018:

Total Assets	\$837,965.63
Total Liabilities	\$19,035.63
Total Equity	\$818,930.00
Total Liabilities and Equity	\$837,965.63

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

### **Management Report-**

- **Garage Door Painting-** S. Elmore submitted to the Board a list of garage doors that need to be painted due to a manufacturer defect in the primer/finish coat on the doors (it was noted that the garage doors are out of warranty by the manufacturer) that were detailed in the management report. M. Maucieri will paint the doors with two coats, first primer and then final coat for a cost of \$150 per door for nine doors. This will be done in the next 30 days.
- **Fence Repairs-** S. Elmore stated to the Board that all the new fences have been installed and approved by the Village of Bloomingdale and repairs are currently being done on the remainder where a complete replacement was not necessary.
- **Concrete Driveway/Walkway Replacements-** S. Elmore presented to the Board a copy of the concrete bid specifications. EPI will bid this work out along with three other properties in order to bring the costs down. Bids

***Bloomfield Club II  
Meeting Minutes***

should be in by the August meeting and once approved by the Board, will be scheduled for work to be done in September, 2018.

- **Green Horizon-** S. Elmore presented to the Board a list with pictures of several items that Green Horizon failed to do per their contract. S. Elmore planned on talking to Green Horizon at tonight’s meeting, however was unable to since Green Horizon did not attend meeting. S. Elmore will look for another contractor to finish landscaping projects minus the mowing.
- **Landscaping Violation Notices-** S. Elmore presented to the Board a list of landscape violations submitted by the Landscape Committee. A table denoting the violations with a status for each was made up with the Landscape Committee in order to help keep track of violations being corrected by the Owners.
- **Village of Bloomingdale-** S. Elmore reported to the Board that the Village of Bloomingdale has not given an answer about the berm being removed to be replaced with fencing. The Village requested the Association to submit drawings showing exactly what they want to do in order for them to approve. S. Elmore stated in order to do that the Association would need to hire a civil engineer to draft the specifications to remove the berm and put in fences and drainage. A complaint was also filed at the Village by the Association regarding the strip center fencing being in poor condition, but the Village stated as long as the fence is literally standing there is nothing they can do.
- **Rules-Census Cards-** S. Elmore presented to the Board, per their request, a copy of the rules from other Associations relative to census cards. The main point of the census cards is it will allow the Association to communicate via emails which will save postage and copying costs yet also speed up communications.

**Rule Violations & Appeals-** Heard prior to start of meeting.

**Miscellaneous Correspondence:**

- **Bollenbach-** Modification form was sent in and approved for the front planter pavers.

**Sales-**

<u>Unit Address</u>	<u>Sale Price</u>
207	\$245,000
208	\$255,000
205	\$304,900

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

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

- The Association worked on the 2019 budget. The REC Board wanted to raise the fee that the Sub-Association’s pay from \$87 to \$90, however the majority of the Board Members of the Association did not agree to it and the 2019 assessment will stay at \$87.
- The Recreational Association is in good financial shape.
- \$75,000 has been set aside for reserve projects for 2019.

***Bloomfield Club II  
Meeting Minutes***

- The Association will do 1/3 of the walking paths the first of which will be over by the pond.
- The Association wanted to replace the tennis courts but decided to send out a notice requesting feedback from the Membership relative to keeping the tennis courts or replacing them with something else.
- Lighting in front of the clubhouse by the rose garden will be replaced.
- The retention pond will need some work as the shoreline has eroded and has some areas of algae and weeds.

**Open Forum:**

- **219 Benton Lane-** Owner stated she received a letter that her turf needs repair but she believes the letter was intended for 219 Springdale. L. Eskildsen will go out and look at it and let owner know.
- **221 Benton Lane-** Owner stated he got a letter regarding a dead bush but all he found was some dead branches in a bush so he cut them out. However he realized the bush was not his bush.
- Owner stated at last meeting they talked about her gutter and they are overflowing and someone was going to come out and look at them. S. Elmore stated that the Association only cleaned the gutters once per year (November) and that the Owner's would have to contract separately to have any gutters cleaned.
- **140 Benton Lane-** Owner stated his gutter is leaking onto house. S Elmore stated they will have someone come and check the seams of the gutter. Owner also wanted to plant bushes. The board stated he needs to file out a Landscape Modification form for approval and then once approved he could proceed with the planting. Owner stated that some of the trees are dying. L. Eskildsen stated see will go over and look at them. Owner wanted to know if he can put mulch down. The Board stated you can put shredded cedar or shredded hardwood mulch down.

**Adjournment-**

***Motion- Motion was made by J. Chranko to adjourn the meeting at 8:36 PM to move to executive session. Seconded by P. Chandler. Motion was unanimously approved.***

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