

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

May 23, 2018

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held on Wednesday, May 23, 2018 at 7:00PM at the Bloomfield Club Recreation Facility.

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

Absent:

Guests-

- **Green Horizon-** “Mike” from Green Horizon stated the test results for the soil samples showed the property is full of clay. The soil is very hard and compacted together which not allowing the nutrients to go inside the root system. Green Horizon put down a new slow releasing higher end organic fertilizer to offset this problem. In order to get results this year Green Horizon recommended to aerate the lawn two to three times, add sulfur and fungicide to the mix and mulch the leaves in the fall so they go into the ground to help separate the clay. PH levels were also high. “Mike” will provide a cost within the week for lawn recommendations all at once and also for doing it over three year term. The Board requested prices for mulch to give the homeowner’s options. The Board stated that the planter beds need to be weeded and “Mike” stated they will be out Friday to take care of it. Steve (EPI) stated he wants to meet with Green Horizon on Thursday next week to walk all the lawns/beds to make sure they are all clear/trimmed. EPI stated they received a lot of complaints about the weeds and for the mowers sinking into wet areas of the lawns and leaving ruts. An Owner wanted to know when the gaps between the lawns and the new concrete would be fixed. “Mike” stated they are working on those areas Friday of this week.

Open Forum-

- **Owner-**Owner stated his gutters were over flowing so he called someone out to clear them out. The contractor stated that whoever did the clean out last only used a blower and as there was still a lot of gravel and leaves in the gutters. The Board stated that there are several gutters having this issue and it was Milieu that did the gutters last fall however Milieu is no longer on the property. The Board reminded Members that the Association does a gutter cleanout once a year in the fall and then the homeowner are reasonable for any additional cleanouts that may be needed. If anyone else needs a clean out the Board recommended calling EPI or contacting a local contractor who could come out and clean out gutter at homeowner’s expense. Owners suggested that the Association should consider doing two clean outs a year. The Board stated they can consider that at the 2019 Budget time.

***Bloomfield Club II
Meeting Minutes***

Minutes-

Minutes – J. Ruther made a motion to approve the April 25, 2018 minutes. Seconded by J. Chranko. J. King abstained. Motion approved.

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

Total Assets	\$843,810.06
Total Liabilities	\$ 23,037.71
Total Equity	\$820,772.35
Total Liabilities and Equity	\$843,810.06

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

Management Report-

- **Audit-** S. Elmore stated that the company that was performing the audit went out of business. There is another CPA firm, Picker & Associates (firm does the Bloomfield Club Recreation Association audits for the last 4 years) that is willing to pick it up and do the audit for the same cost. The Board agreed to use them since it is at the same cost.
- **Exterior Painting Contract-** S. Elmore presented the Board with a signed copy of the signed painting contract with Ralph Maucieri. S. Elmore stated the painting was completed except for the doors and that the inspection is set up for next Thursday.
- **Fence Repairs-** S. Elmore stated to the Board that the contractor has stopped this work because they have to wait for the City of Bloomingdale to inspect each fence post hole. It was noted that there is a new inspector but that the inspection & approval should be within the next week or so. The Contractor stated that the delay is also due to the weather. Once the inspections are completed the new fences will come in pre-assembled so that they will simply have to be inserted into the holes and the concrete poured. The Village will then require a final inspection of all new fences.
- **Chimney Repair-** S. Elmore stated to the Board that they obtained a legal opinion of who is responsible for the flu inside the chimney as an inspection of one unit revealed that the flu is defective and has to be repaired prior to any further use. The legal opinion stated that the Owner of the chimney would be responsible for any repairs as the Association is only responsible for repairs on the exterior of the buildings which includes the chimney. The Owner of the unit was present and did not agree with the opinion however the Board stated that since the legal opinion was obtained that they had no choice but to follow the opinion.
- **Snow Removal Contract-** S. Elmore stated that the snow removal contract with Suburban Maintenance Services expired on March 31, 2018 as it was a three year agreement. SMS is proposing a renewal for three years at a 2% increase for the entire three years for a yearly increase total of \$799.00 per year. There is a 30 day cancellation for

***Bloomfield Club II
Meeting Minutes***

convenience. The Board felt that since it has been three years since bids were obtained that two additional bids should be obtained for cost comparison purposes.

Rule Violations & Appeals- Heard in executive session.

- **Akuto-** Reverse this Violation as it was found that the lawn is diseased.
- **Fabinski-** The tree must be planted before July 15, 2018 and the Owner must fill out a landscape modification form prior to planting.
- **157 Benton Lane-** L. Eskildsen stated that the unit planted bushes without filling out landscape form but once obtained would be approved.

Miscellaneous Correspondence-

- **Lorenzo-** S. Elmore stated they have not received any response from EPI's letter as it appears that this unit may be rented out. The Board agreed that the matter should be forwarded to the Association's attorney as there are no rentals allowed in the Association.

Sales- No sales for this reporting period

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

- **Driveway Replacement List-** S. Elmore stated to the Board he needs an approved driveway & sidewalk replacement list so that bids could be obtained. S. Elmore's (EPI) recommendations were included on the March 2018 inspection report. P. Chandler stated they will go with his recommendations.

Bloomfield Club Recreation Report – J. Chranko reported that the Board of the Recreation Center was doing the following work:

- All the pool area work has been completed.
- The pool will open May 26th
- The party will be May 27th
- Summer party is July 21st
- The homeowners' brunch took place.
- The exercise room has been remodeled.
- Garage sales are June 2nd

Adjournment-

Motion- Motion was made by J. Ruther to adjourn the meeting at 7:57PM to move to executive session. Seconded by P. Chandler. Motion was unanimously approved.

Respectfully Submitted – EPI Management Company, LLC