

# BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

November 7, 2017

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held on Wednesday, November 7, 2017 at 7:18PM at the Bloomfield Club Recreation Facility.

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

Absent:

### **Management Report-**

- **2018 Proposed Budget-** 2018 budget was sent out to all homeowners 30 days in advance of the November 7, 2017 meeting. The Board opened the floor to questions from the Unit Owners present and there were no questions put forth by the Members present.

***Motion- Motion made by J. Chranko to approve the 2018 budget. Seconded by J. King. Motion was unanimously approved.***

- **Annual Meeting Notices** – The Board stated there will be no Board meetings in February and March of 2018.
- **Foundation Repairs** S. Elmore stated to the Board the two foundation repairs will take place later this month as it was the earliest that Atlas Foundations could schedule the repairs. Atlas will confirm the dates that were sent out to the two unit owners to keep them updated. The Bids that were obtained for tuckpointing the chimneys will be held until after the stabilization by Atlas has been completed in order to determine if any tuckpointing work will have to be done.
- **Springdale Lane Driveway-** S. Elmore stated to the Board the unit owner was complaining about the concrete spalling (had complained about this same issue last year). SMS did go out and apply a sample application on a small portion of concrete of the penetrating sealer that was recommended by ESS engineering which did not leave any discoloration on the concrete. S. Elmore stated that as he had stated in the email to the Board that there is no more deterioration of the surface course of concrete at this unit and it is just spalling in that one area. Bob Anthony (Architectural Controls and Maintenance) said he felt something must of happen to the driveway just in that one spot because all those other adjacent driveways were poured at the same time and nothing was wrong with them. Mr. Anthony recommended not doing anything to the driveway at this time as the driveway is structurally fine. The Board agreed with this recommendation and will revisit it in the spring.

