

BLOOMFIELD CLUB II HOMEOWNER'S ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS' MEETING

January 28, 2015

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held at 6:00 PM on Wednesday, January 28, 2015 at the Bloomfield Club Recreation Facility.

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

Absent: A. Koslow

Minutes –

Motion L. Eskildsen made a motion to approve the November 11, 2014 minutes, as presented. Seconded by J. Chranko. Motion was unanimously approved.

Treasurer's Report – J. Ruther reported that as of December 31, 2014:

Total Assets	\$703,733.20
Total Liabilities	\$ 86,146.76
Total Equity	\$617,586.44
Total Liabilities and Equity	\$703,733.20

Motion – J. Chranko made a motion to approve the Treasurer's report, as presented. Seconded by L. Eskildsen. Motion was unanimously approved.

The Board reviewed the tuckpointing invoice from Arrow Masonry and pictures of several of the chimney's they had done. After reviewing the invoice the Board felt that the amount charged to the Association was valid in light of the volume of work done.

Motion – J. Ruther made a motion to approve the transfer of 72,490.00 to MB Financial from Edward Jones Money Market to pay Arrow Masonry. Seconded by J. Chranko. Motion was unanimously approved.

Open Forum –

- No homeowner's had questions or concerns for the Board.

Management Report –

- **Delinquency** – Board will review the delinquencies in Executive Session.
- **Audit** – S. Elmore presented the Board with the proposed certified audit bid for the 2014 fiscal year from DeRaimo & Associates . The bid is in the amount of \$2150.00. (Note the bid was the same as it was for the 2013 certified audit).

***Bloomfield Club II
Meeting Minutes***

Motion – L. Eskildsen made a motion to approve the audit bid of 2150.00 from De Raimo for the 2014 audit. Seconded by J. Chranko. Motion was unanimously approved.

- **Concrete Repairs/Replacement** – S. Elmore advised the Board that Presta Concrete had replaced the defective concrete under warranty which was forced by EPI as there had been rumors that the firm may not continue in business. Another inspection will be conducted in the spring of 2015 to determine what additional concrete has to be replaced in 2015 and also if there were any other warranty issues.
- **Bloomfield Club Recreation Center** – The Board's requested that management contact the Recreation Association and request a copy of the signed agreement between BC2 and the Recreation Center relative to the fence areas within BC2 and who was responsible to maintain them. S. Elmore advised the Board that there was no signed agreement between the two Associations. The Board advised S. Elmore to contact Green Horizon Landscaping and ask them what the cost would be to mow the area that the Bloomfield Club Recreation Center was responsible for, then depending what the amount was, the Board may ask the Recreation Center for compensation as their landscaper was already mowing the area.
- **Tuck-pointing** – S. Elmore presented the Board with the final bill from Arrow Masonry for the tuck-pointing work that was completed in 2014. This bill also included the chimney rebuild/repair for the three additional chimneys added after the original bid.

Motion – L. Eskildsen made a motion to approve to pay the invoice for Arrow Masonry for the tuck-pointing of the chimneys. In the amount of \$72,490.00. Seconded by J. Chranko. Motion was unanimously approved.

- **Gutter Cleaning** – S. Elmore advised the Board that Millieu had completed the gutter cleaning.
- **Exterior Painting** – S. Elmore presented the Board with a copy of Maucieri Enterprises 2015 painting schedule which will begin in the spring.

Inspection Report –

- S. Elmore presented the inspection report.

Sales –

- One completed sale was reported in the amount of \$260,000 for 205 Springdale.

Committee Reports – No Committee Reports were discussed.

Recreation Association – Joe Chranko reported -

- Spring Brunch is March 8, 2015.
- Garage Sale is May 16, 2015.
- There is a new security camera installed in the vending room.
- The Rec Board approved Green Horizon for Snow/Landscape contract for 2015/2016.

***Bloomfield Club II
Meeting Minutes***

New Business –

- No new business was discussed.

Motion – J. Ruther made a motion to adjourn. Seconded by J. Chranko. Motion was unanimously approved.

Violation Appeals -

168 Springdale – The Board told the Owner that the fencing at the rear garden must be taken down immediately. In addition the wine garden boarder must be removed by May 1, 2015. Any changes must be submitted with an exterior modification form to the Landscape Committee.

221 Springdale – The window installation was not approved. Front & rear eyebrow and two top side windows, and all upper windows must be replaced by May 1, 2015.

149 Benton – All windows on the one side must be replaced.

Meeting adjourned at 7:25 PM.

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