

**BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION**  
**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**February 22, 2017**

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held on Wednesday, February 22, 2017 at the Bloomfield Club Recreation Facility.

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

Absent:

**Minutes** – **Motion - J. Chranko made a motion to approve the November 1,2016 minutes, as presented. Seconded by J. Ruther. Motion was unanimously approved.**

**Treasurers Report** – J. Ruther reported that as of January 31, 2017:

Total Assets	\$785,439.97
Total Liabilities	\$ 17,382.14
Total Equity	\$768,057.83
Total Liabilities and Equity	\$785,439.97

**Motion – J. King made a motion to approve the Treasurers report, as presented. Seconded by J. Ruther. Motion was unanimously approved.**

**Management Report** –

- **Delinquency Status** – S. Elmore presented to the Board a copy of a check in the amount of \$5500.00 for a delinquent account that had a Rules balance. Mr. Elmore also presented the Board with a copy of a court order judgement in the amount of \$1471.00.
- **Pruning Project** - Mr. Elmore reported that Sabatello had completed the pruning project for calendar 2017.

**Inspection Report** – S. Elmore presented the inspection report and reviewed the items with the Board.

- **Concrete Replacement-** S. Elmore presented to the Board a copy of an inspection report stating the status of the concrete of each driveway/front entry walkway. The Board stated that they would review the report and determine what concrete should be replaced for 2017. Mr. Elmore also stated that Presta Concrete was increasing his price no more than 3% over last year's price.
- **Gutter Cleaning-** S. Elmore advised the Board that for the fall Brian (Milieu Landscaping) had agreed to keep his gutter cleaning contract the same and do one gutter cleaning per year. The Board felt that it had been awhile since this work was bid out and directed EPI to obtain two more bids.
- **Exterior Painting-** S. Elmore advised the Board that it is the last year for the exterior painting contract with Ralph Maurceri as it was a 7 year contract. Buildings 1- 7 are scheduled for painting in 2017 for a cost of \$18,816.00.

***Bloomfield Club II  
Meeting Minutes***

Ralph Maurceri anticipates starting in April depending on the weather and that notices have been mailed to all Owner's whose units are to be painted this year. S. Elmore stated to the Board that on Clubhouse Drive all vertical inserts on the garage doors were all painted and that the flues are not included in the Maurceri contract does not include the painting of the flues (Mr. Maurceri stated that the paint would burn off over the years).

- **Rule Violations-** S. Elmore present to the Board that the owner with a "fogged" window who had asked for an extension due to being out of town. The Board agreed to give a final extension until the end of March, 2017.
- **FHA Certification-** S. Elmore advised the Board that the Association is not FHA certified (meaning that sales could be done via FHA financing). It will cost the Association approximately \$1,300 to get certified and certification would remain valid for a period of two years. The Board decided to defer action on this matter until the April Board meeting.

**Rec Board Meeting- J. Chranko reported:**

- The indoor pool has a new bottom and is all smoothed out now and that a swim lane had been painted on the resurfaced pool bottom. Mr. Chranko also stated that the hot tub was dug out and essentially replaced. It was also reported that the Desert Air system for the pool had failed and is going to cost upwards of \$87,000 to replace and could take over a month to complete the project.
- The Easter Egg Hunt is April 8<sup>th</sup>.
- The Garage sale is scheduled for May 20<sup>th</sup>.
- Spring Brunch is March 5<sup>th</sup>.
- Pool opening is May 28th
- A new Television was installed in the library over the fireplace.

**Open Forum-**

- 337 Clubhouse owner had concerns about cracks in concrete. The Board reviewed the report that S. Elmore presented of her property and noted that she is creating a problem by raising the concrete. The Board stated that they would review the report and let all affected Owners know what was going to be replaced in 2017.
- An Owner express a concern about metal caps in the shield model fireplaces and metal chimneys. S. Elmore will inspect them and check with the painting contractor if the flues are included in the contract.

**Motion – J. Chranko made a motion to adjourn at 7:28 PM. Seconded by L. Eskildsen. Motion was unanimously approved.**

***Motion to adjourn the meeting at 7:28 PM.***

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