

**BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS MEETING**

**February 24, 2016**

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held at 6:55 PM on Wednesday, February 24, 2016 at the Bloomfield Club Recreation Facility.

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

Absent:                    P. Chandler

**Minutes** – ***Motion J. Chranko made a motion to approve the November 10, 2015 minutes, as presented. Seconded by L. Eskildsen. Motion was unanimously approved.***

**Treasurers Report** – J. Ruther reported that as of January 31, 2016:

Total Assets	\$716,095.97
Total Liabilities	\$33,475.29
Total Equity	\$682,620.68
Total Liabilities and Equity	\$716,095.97

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

**Open Forum** – There were no questions from the Open Forum

**Management Report** –

- **Contracts**– S. Elmore presented the Board with copies of contracts for Sabatello Tree Care for a three year period. Mr. Elmore reported that Sabatello has completed the first phase of the tree trimming for 2016.

**Motion** – ***L. Eskildsen made a motion to approve the contract with Sabatello for a three year term. Seconded by J. Chranko. Motion was unanimously approved.***

- **2016 Pending Projects** – S. Elmore advised the Board of the 2016 pending projects which include: 1) The EPI Management Agreement which is the same as the previous years except for the term, 2) Management requested approval from the Board to issue a cancellation notice for the snow removal contract at the end of this season to Cypress Landscaping. (March 31, 2016) after which Management will obtain additional bids for the Board’s review prior to the 11/01/2016 season. It was noted that a Board Member had recommended Bradley Snow Removal as he had several other properties in the area, 3) S. Elmore presented the Board with a proposal from T&M Construction for the replacement of the divider fence at 221 Benton Lane in the amount of \$631.88 that had broken down.

**Motion** – ***L. Eskildsen made a motion to approve the EPI Management Agreement for a three year term. Seconded by J. Ruther. Motion was unanimously approved.***

***Bloomfield Club II  
Meeting Minutes***

**Motion – L. Eskildsen made a motion to approve T & M Construction for the replacement divider fence at 221 Benton Lane not to exceed \$631.88. Seconded by J. Chranko. Motion was unanimously approved.**

- **171 Springdale** – S. Elmore presented the Board with an email from Lowes stating that they are unable to re-do the caulking until the spring. He also presented them with a copy of Ms. Anthony’s request for reimbursement for rotted wood replaced by Lowes when the windows were replaced in the amount of \$170.00.

**Motion – L. Eskildsen made a motion to approve the reimbursement to the homeowner for the rotted wood around the windows in the amount of \$170.00. Seconded by J. Chranko. Motion was unanimously approved.**

- **Landscape Bid Drainage Specs/Proposals** – S. Elmore presented the Board with a copy of the bid specs for resolving the drain issue at 174 Springdale, 144 Benton Lane, 202 Benton Lane, and 228 Springdale at the rear berm. Bids are being obtained for the 4 areas to help alleviate the drainage problems.
- **330 Clubhouse** – S. Elmore presented the board with a proposal from Sabatello for the removal of the three “dead” trees by 330 Clubhouse. The owner was given an extension of time to see if the treatment of the trees will work. More bids will be obtained. The Board agreed to wait until the Spring to see what the actual condition of the trees are as the Owner was treating them.
- **Exterior Staining 2016/2017** – S. Elmore presented the Board with a copy of the painting schedule. The work is anticipated to begin early Spring.
- **Concrete Driveway/Walkway Replacement** – S. Elmore advised the Board that Management will conduct a walk-through in March for the defective driveway/walkways for Board approval to bid out the project.

**Motion – L. Eskildsen made a motion to approve ALG to tuck-point the chimney at a cost not to exceed \$650.00. Seconded by J. Chranko. Motion was unanimously approved.**

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

**Sales** – There were five sales for this reporting period.

**Committee Reports** – No Committee Reports were discussed.

**Recreation Association** – **Joe Chranko Reported -**

- New windows will be installed in the pool area.
- A new roof will be installed and a new A/C unit will be installed.
- A new A/C unit will be installed.
- The Garage Sale is May 21, 2016.
- The pool opening party will open on May 29, 2016.

**Unfinished Business** – No unfinished business was discussed.

**New Business** – No new business was discussed.

**Motion – L. Eskildsen made a motion to adjourn. Seconded by J. King. Motion was unanimously approved.**

Meeting was adjourned at 7:25 p.m. ***Respectfully Submitted - EPI Management Company, LLC***