

**BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION**  
**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**April 26, 2017**

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held on Wednesday, April 26, 2017 at 7:00PM at the Bloomfield Club Recreation Facility.

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

**Minutes – Motion - J. Chranko made a motion to approve the February 2017 minutes, as presented. Seconded by J. Ruther. Motion was unanimously approved.**

**Open Forum-**

- **Joe Sykora, 170 Springdale-** Mr. Sykora stated the lawn along the shopping center is dead and starting to spread and go into lawn of 172. He felt that a soil test may be needed to see what is causing this. S. Elmore agreed that a soil test should be done to find out cause. Joe also stated that the fence has nail pops and pieces broken. S. Elmore will take pictures of fence and submit them to the city.
- **Bonnie Homola, 68 Springdale-** Ms. Homola stated that the front lawns are looking really bad. The Board stated they think it’s due to grubs and they will be discussing how to handle that issue later in the meeting.
- **Michael Fabinski, 146 Benton-** Mr. Fabinski had filled out a landscape form for removal of an older tree that branches are falling off and half of it is over his house. He stated he would remove the tree and plant a new one in its place. L. Eskildsen will go over to Mr. Fabinski’s property on Friday to inspect the tree and discuss the removal of tree and replacement. She will e-mail S. Elmore with her decisions. Mr. Fabinski stated concerns about flooding on his property and does not think the drain tile and scupper are far enough in his lawn and would like a suggestion to correct the flooding. S. Elmore stated there are two storm sewers close to him and it should be a simple fix to solve and it will get addressed by the Board with ponding water issues. The Board stated that they planned on walking the property to review all of the flooding locations.
- **Rich Baron, 198 Springdale-** Mr. Baron would like to know what to do about critters getting into roof vents. S. Elmore advised Mr. Baron that screens need to be in place and he needs to go in attic and make sure screen on the roof decking is solid. Also, to stop the critters use at least a 10 gauge wire on the inside area below the roof vent and make sure there isn’t a nest which should be able to see daylight through vent.

**Treasurers Report** – J. Ruther reported that as of March 21, 2017:

Total Assets	\$808,823.83
Total Liabilities	\$ 17,343.14
Total Equity	\$791,480.69



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- **Milieu-** S. Elmore presented to the Board a copy of the proposal for two treatments for grub control and over seeding in the cost of \$5,020. S. Elmore stated Milieu will give owners notices when these treatments are going to be done.

**Motion- L. Eskildsen made a motion to approve the additional cost to do the grub control and over seeding. Seconded by j. King. Motion was unanimously approved.**

**Rule Appeals-**

- **Garage Door Appeal-** Owner stated that he only opens garage door when he really needs to, and never keeps it open when he's not home, his security system and alarm and camera are always on, and he often cleans the garage floor and leaves it open to dry but the door is never open overnight. S. Elmore stated that the garage door has been opened numerous times during inspections and that he had also received a complaint from an Owner across the street from this unit.

**Inspection Report-**

- S. Elmore presented the Board with inspection report for the Board to review. Jim King will set up a date to go over the concrete and ponding water areas with the Board. S. Elmore will send the Board a copy of concrete inspection. Joe Chranko will get larger prints and put on areas of ponding and closest storm sewer.
- **FHA Certification-** S. Elmore advised the Board certification will cost \$1,600. It is up to the Board if they want to go ahead with the certification, however if they don't have the certification, it makes it harder for sales to go FHA, otherwise they have to go conventional. The Board feels that sales have been going through without the certification and therefore did not think the certification was necessary.
- **Polypropylene Borders-** S. Elmore stated to the Board that during his inspections he saw a lot of the polypropylene borders that were ripped up. He stated he feels notices should be sent out that these borders should be pulled up and replaced. The Board agrees and feels these borders should be removed.

**Committee Reports-** J. Chranko reported:

- BCR Board-The dehumidifier for the pool area should be installed the end of April or first part of May. The installed cost is about \$8,000.
- Brunch- About 200 people attended the brunch, which was well received.
- Easter Bunny visited on April 8<sup>th</sup>
- May 20<sup>th</sup> is the garage sale- Marlene has \$10 flags
- May 27<sup>th</sup> is the pool opening
- May 28<sup>th</sup> is the pool party- News letter stated what is needed.
- July 15<sup>th</sup> summer party
- At the pool side of the recreational building there were two new canopies that were installed to match the other canopies which would also help prevent damage to the two fire doors.

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- The tennis courts cracks are getting sealed and power washed. Money is budgeted to redo the tennis courts in 2018 and at that time it will be decided to keep two courts or go down to one. Several suggestions came up but a decision hasn't been made by the Board.

***Motion –J. Chranko made a motion to adjourn at 7:59 PM. Seconded by J. King. Motion was unanimously approved.***

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