

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
April 27, 2016

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held at 6:58 PM on Wednesday, April 27, 2016 at the Bloomfield Club Recreation Facility.

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

Minutes – ***Motion J. Chranko made a motion to approve the March 23, 2016 minutes, as presented. Seconded by J. King. Motion was unanimously approved.***

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

Total Assets	\$742,901.68
Total Liabilities	\$22,302.06
Total Equity	\$720,599.62
Total Liabilities and Equity	\$742,901.68

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

Open Forum – A homeowner had a concern with a neighbor's tree, which is disturbing her A/C unit.

Management Report –

- **Snow Removal Contract** – S. Elmore advised the Board that management forwarded a copy of the snow removal contract to Bradley's Snow Removal for review and signature. Mr. Elmore advised the Board to note the following: a) the contract is not a flat rate contract – after 45" of snow the rate is on a per snowfall basis, b) the snow measurement is from closest location to the National Weather Service which is Chicago, IL., c) only one skidsteer has been dedicated and not two per the specs., d) Bradley wants a three year contract (still has a 30 day cancellation clause, e) the return call by 4PM in the afternoon was deleted, f) after a 10" snow fall, rate goes to the rate of over 45" of snow fall, g) callbacks due to city snow operations will be on a T&M basis, h). there also will be an additional cost to deliver equipment to site (presuming the Recreation Center will not allow any snow vehicle storage for 2016/2017) - \$4,000.00. The Board would like Bradley to re consider the contract as some of the items are unacceptable. Management will continue to obtain additional bids for the May meeting. The Board also would like management to speak to the Recreation center about storage.
- **Landscape Bid Drainage Specs** – S. Elmore presented the Board with a copy of the revised bid specifications to correct the various drainage issues reported by Owners.. Note that Green Horizon had contacted the Village relative to tying downspouts into new drain tile, tying drain tile into the existing storm sewers with the result that

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the Village contacted management stating that the Village would not allow the above specifications. Management met with Jon Nero (Engineering Technician) from the Village who walked with management on each of the drain issue locations. The revised drainage correction specifications were included in the management report for the Board to review based on the inspection with the Village.

- **Exterior Staining** – S. Elmore advised the Board that R. Maurceri has begun the re-staining of the buildings for 2016 and that the work should be completed by the mid-part of May weather permitting. The Board stated that they would look at the report for review at the May meeting.
- **Concrete Driveway/Walkway Replacement** – S. Elmore reminded the Board that management provided the Board with a final listing of the concrete driveways and sidewalks to be replaced to review at the March meeting.
- **178 Springdale** – S. Elmore presented the Board with proposals to tuck-point the chimney at 178 Springdale.

Motion – P. Chandler made a motion to approve Soumar to tuck-point the chimney at 178 Springdale at a cost not to exceed \$1490.00. Seconded by J. King. Motion was unanimously approved.

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

Sales – There were two sales for this reporting period.

Committee Reports – No Committee Reports were discussed.

Recreation Association – Joe Chranko Reported -

- The financial state is great.
- The electrical is being re worked in the party room.
- All of the exterior fences will be replaced.
- The Garage Sale is May 21, 2016.
- The pool will be opening on May 28, 2016.
- The pool opening party will be on May 29, 2016.
- The summer party will be on July 16, 2016.

Unfinished Business – No unfinished business was discussed.

New Business –

Motion – J. Chranko made a motion to approve Milieu for the plantings in the Benton Lane Island at a cost not to exceed \$1,260.00. Seconded by J. King. Motion was unanimously approved.

Motion – J. Chranko made a motion to adjourn at 7:49 PM. Seconded by J. King. Motion was unanimously approved.

Meeting was adjourned at 7:49 p.m.

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