

**BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION**  
**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**May 24, 2017**

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held on Wednesday, May 24, 2017 at 7:00PM at the Bloomfield Club Recreation Facility.

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

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

**Open Forum-**

- **165 Benton Lane-** Owners stated they have projects they are going to be doing and had some questions before they go fourth. Owner’s wanted to get windows and are going to go with Lowes. The Board informed the owner that when replacing windows if you do not do all windows at one time you must do one whole side of windows. Board recommended getting “Jerry” from Loews to install windows as he has done many of the units already. Owner stated she tried to sign in to portal and it gave her a temporary password but she could not sign on. S. Elmore stated you must use the exact email that was put on the census and if she was still having a hard time signing in then to email him and he can help. Owner had questions about which type of patio they should consider installing. The Board told her it was a personal choice either pavers or deck, there are pros and cons for each type. Owner stated there is a bare spot in her yard and wanted to know if she was responsible to seed it. The Board informed her that it is the owners’ responsibility to seed and if they wanted to change anything with the landscaping they must fill out a landscape application form.
- **330 Clubhouse Drive-** Owner wanted to know why the Association pays to replace sidewalks and driveways but do not cover the patio replacement. Owner stated it was put in by the original builder and it is attached to the house. The Boarded stated that the ruling was sidewalks and driveways are considered common areas and general public, like deliveryman have access to it and a back patio is just for the use of the homeowner. S. Elmore read directly from the declaration in the maintenance and repairs by Association section and it stated such exterior maintenance and service shall not include glass services and patio areas unless authorized by a majority of each class of the voting members. Owner wanted to know when Association was going to have concrete work done, as he was told by his contractor if he gets his patio done at the same time as concrete work being down by Association he will get a discount. The Board informed the owner that the contractor will know when they finalize the contract and that the work was scheduled for the last week in July, 2017.

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- **219 Springwood-** Owner stated the landscaper does not do edging correctly and when mulch is placed it flows out into the grass which is contributing to the grass dying. The Board stated that this issue is in the report and they are asking Millieu to cut those sides and rear planter beds much deeper in order to hold not only the mulch but also the excess water.

**Treasurers Report** – J. Ruther reported that as of April 30, 2017:

|                              |              |
|------------------------------|--------------|
| Total Assets                 | \$828,267.47 |
| Total Liabilities            | \$ 24,150.36 |
| Total Equity                 | \$804,117.11 |
| Total Liabilities and Equity | \$828,267.47 |

J. Ruther also stated that they had \$122,400.00 in earning since they started with Edward Jones in June 2009. This averaged out to be earnings of \$17,500.00 per year and an average increase yearly of 3.1%. She stated it is slightly lower due to the decrease amount of cash in the account. Kevin told her that he can come and discuss any more information that the Board needed at a meeting. The Board would like Kevin to come to the July 2017 meeting.

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

- S. Elmore went over the year to date income through April 30, 2017 and this information will be posted on the website by Friday.

|                          |              |
|--------------------------|--------------|
| Total Revenue            | \$159,700.00 |
| Revenue                  | \$164,000.00 |
| Surplus                  | \$ 712.00    |
| Administrative expenses  |              |
| Budget                   | \$9,054.00   |
| Spent                    | \$6,822.00   |
| Surplus                  | \$2,232.00   |
| Building Maintenance     |              |
| Budget                   | \$9,098.00   |
| Spent                    | \$5,135.00   |
| Surplus                  | \$4,000.00   |
| Landscape Maintenance    |              |
| Budget                   | \$38,200.00  |
| Spent                    | \$37,400.00  |
| Surplus                  | \$808.00     |
| Other Community Expenses |              |
| Budget                   | \$67,700.00  |
| Spent                    | \$66,900.00  |

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|                 |             |
|-----------------|-------------|
| Surplus         | \$842.00    |
| Reserves        |             |
| Budget          | \$26,433.00 |
| Actually Put in | \$32,288.00 |
| Surplus         | \$11,876.36 |

**Management Report-**

- **Concrete Replacement** – S. Elmore stated to everyone at the meeting that members of the Board and Management conducted an inspection of the flooded areas along with the concrete driveways and sidewalks in order to determine the areas to be replaced. EPI submitted a detailed by address inspection report which denotes the concrete to be replaced and the corrective action to be taken on the various flooding areas. Also attached was the cut sheet for the sealing of the concrete reviewed by HBIS Engineers a number of years ago, the current product is Armor SC25 Siliconate Water Repellant Concrete Sealer, which is recommend to be applied to all the driveways that have been replaced to date. This sealant is different than what was used in the past as it will give the concrete a sheen but it will not be slippery. The installer will apply the material right out of the container at a cost of about \$158 for a 5 gallon bucket, which will do about three driveways. The sealer will penetrate the concrete and not allow water to enter which will help to stop the popping of the concrete. The Board will go over the replacement of concrete schedule as well as the flooded areas. S. Elmore will get a quote from Presta and then the Board will re-review which areas of concrete are to be replaced.

***Motion- Motion made by J. Ruther to approve using the Armor SC25 Siliconate Water Repellant Concrete Sealer on all new concrete and all those driveways where no sealer was applied. Seconded by J. King. Motion was unanimously approved.***

- **Flooded Areas-** S. Elmore stated that in the flooded areas Milieu plans to deepen the beds which will act as a holding area and allow slow drainage. Milieu will add black pulverized dirt to fill in areas with ponding water to get them to drain away from patios and buildings and where possible go to storm sewers. S. Elmore will meet with Millieu to go over what they would like to have done. Millieu will give his quote and S. Elmore will present that to the Board.
- **Gutter Cleaning-** S. Elmore presented to the Board a copy of the contract to have the gutters cleaned for the fall with Milieu Landscaping.
- **Grub Control Proposal-** S. Elmore presented to the Board with a copy of the signed grub control proposal with Milieu Landscaping. There will be two applications applied along with the repairs to two units front lawns along Springdale.
- **Professional Lane Survey-** S. Elmore presented to the Board a copy of a survey for the Boards review. This is regarding the ongoing discussion with the Recreation Center on the berm areas that's along Springdale. The Bloomfield Club II Association survey (now that they have the survey) is that the easement extends 10.0 feet from the east side of the sidewalk in towards the unit which is now the responsibility of the Recreation Center, it is no longer the responsibility of the Bloomfield Club II Association nor the unit owners. The installation of the berm

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was dictated by the developer and approved by the Village of Bloomingdale that the Recreation Center has the maintenance easement on that berm alongside Springfield Road. The Bloomfield Club II Association will continue to mow this berm area (even though the Recreation Center is responsible) as a courtesy to keep a uniform appearance.

- **Strip Shopping Center-** S. Elmore stated to the Board there were two issues with the Strip Center - one was the dead lawn by the fence going down by a couple of units. Milieu tested the lawn and S. Elmore will pick up the test from them when its available. The second issue was the fence and S. Elmore stated he went out there with “Bill” from the village about three weeks ago who stated that the Village could not order the fence to be replaced or painted/stained but could insure that all sections were maintained.
- **Exterior Painting-** S. Elmore stated that under the painting contract Ralph Maucieri Painting will be staining the following the buildings in 2017, Buildings 1,2,3,4,5,6 and 7. Mr. Elmore provided a map that shows these buildings and the schedule. Notice was sent out to the affected owners and Mr. Maurceri will also post each unit several days in advance of the work. However, work was delayed due to weather and that the work is anticipated to start the end of May 2017. The total cost for this year’s contract is \$18,860.00 which was budgeted into the reserves.

**Rule Appeals- Rule** Appeals were heard in executive session

**Correspondence-**

- S. Elmore informed the Board that unit 165 Benton Lane was sold for \$247,500.00

**Inspection Report-** S. Elmore presented to the Board with the inspection report to review.

- **Driveways-** S. Elmore stated that damaged due to the driveways from the tree roots would be the Owner’s responsibility to correct before any concrete work was completed as the tree roots are causing the concrete to heave. The owners whose driveways are getting replaced will receive a letter. Workman will be coming out to fill in the gaps between the driveways and front entry walks during the summer.

**Committee Reports-** S. Elmore reported:

- The desert air system will be completely replaced it was broken about two months ago. It is an expense that was not anticipated and will be about \$75,000.
- The Recreation Association may be expanding the fenced in area on the eastside of the clubhouse where all the HVAC systems are and they will raise it up to eight feet in order to have more storage area available.

***Motion- Motion was made by J. King to adjourn the meeting. Seconded by L. Eskildsen. Motion was unanimously approved***

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