

**BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION**  
**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**June 22, 2016**

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held at 7:02 PM on Wednesday, June 22, 2016 at the Bloomfield Club Recreation Facility.

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

Absent:

**Minutes** – ***Motion J. Chranko made a motion to approve the May 25, 2016 minutes, as presented. Seconded by J. Ruther. Motion was unanimously approved.***

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

|                              |              |
|------------------------------|--------------|
| Total Assets                 | \$767,992.08 |
| Total Liabilities            | \$ 39,629.18 |
| Total Equity                 | \$728,362.90 |
| Total Liabilities and Equity | \$767,992.08 |

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

**Open Forum** –

- A homeowner had concerns with a rule violation letter that he received (Ritter). The Board agreed to reverse the rule violation.
- A homeowner from 202 Benton Lane had concerns with drainage in the rear of the unit. She felt that the Association should install a large swale to remove the water from the back of the unit. The Board stated that they would have the Association's landscaper look at the area as well as the Board.

**Management Report** –

- **Snow Removal** – S. Elmore presented the Board with a copy of the new snow removal contract with SMS with a cancellation provision for convenience. He also presented the Board with a copy of the letter the association's attorney sent to Cypress Lawn Care regarding the cancellation of the snow removal contract. To date no response has been received from Cypress.
- **Landscape Drainage Contract** – S. Elmore presented the Board with a copy of the permit application for the repair of the drainage problem behind 144 Benton Lane. He advised the Board that once the permit is obtained

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from the Village, Drew's Landscaping will begin work. The work entails the installation of drain tile going to two existing storm sewers and the widening of the swale in the back yard.

- **Concrete Driveway/Walkway Replacement** – S. Elmore presented the Board with a copy of the contract specifications for the concrete replacement work. He advised the Board that 154 Benton Lane is requesting that the driveway be replaced, however; the heaving is due to a tree pushing up one of the sections. The Board is requesting 174 Springdale Lane porch entry area be added to the Presta Concrete contract.
- **150 Springdale** – S. Elmore presented the Board with a copy of the contract with Atlas Restoration. The unit owner and Atlas are working out the date to have the work done. The owner of the unit will be removing some of the plant material on a temporary basis while this work is in progress.
- **215 Benton Lane** – S. Elmore presented the Board with a quote from Sumer Masonry to tuck-point the chimney.

**Motion – L. Eskildsen made a motion to approve Sumer Masonry to repair the chimney for an amount not to exceed \$4,340.00. Seconded by P. Chandler. Motion was unanimously approved.**

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

**Landscape Committee Report** – The Committee had conducted an inspection of the property with the following results:

- 347 Clubhouse – Owner must remove the ash tree right of the unit.
- 157 Benton Lane – Owner must remove Hawthorne by the front door which does not have to be replaced with a tree but can be replaced with a bush.
- 179 Benton Lane – Owner must remove the birch tree on the side of the unit by the front door and that the tree does have to be replaced via a modification form.
- 181 Benton Lane – Owner must remove Hawthorne and replaced with new tree via a modification form.
- 156 Springdale – Letter is to be sent to Owner that tree must be trimmed at front sidewalk.
- 148 & 146 Benton – Owner must be remove ash tree and replaced with a modification form.
- 156 Benton – Ash tree has to be removed and replaced via modification form.
- 201 Benton – Owner must trim the tree at their expense.
- 209/211/213 Benton Lane – Owners are to trim branches out of pine trees if trees are on their property.
- 323 Clubhouse – Owner requested that an exterior modification form be sent.

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

**Committee Reports** – The Landscape Committee went over the trees on the property that need to be removed and or replaced.

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**Recreation Association – Joe Chranko Reported -**

- 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 adjourn at 7:58 PM. Seconded by J. King. Motion was unanimously approved.**

Meeting was adjourned at 7:58 p.m. to Executive Session

The Board re-opened the meeting at 8:15 p.m.:

- 180 Springdale – Board stated that storage unit has to be removed.
- “Fogged Windows” – Board stated to start including in the inspections “fogged” windows.

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