

# BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

November 10, 2015

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held at 7:35 PM on Tuesday, November 10, 2015 at the Bloomfield Club Recreation Facility.

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

Absent:

The officers for the Board of Directors for 2016 were elected as follows:

President – Peg Chandler  
Vice President – Joe Chranko  
Secretary – Leslie Eskildsen  
Treasurer – Joyce Ruther  
Director – James King

**Motion J. King made a motion to approve the officers as presented. Seconded by J. Chranko. Motion was unanimously approved.**

**Minutes** –

**Motion J. Chranko made a motion to approve the September 23, 2015 minutes, as presented. Seconded by L. Eskildsen. Motion was unanimously approved.**

**Treasurers Report** – J. Ruther reported that as of October 31, 2015:

Total Assets	\$689,144.52
Total Liabilities	\$9,046.13
Total Equity	\$680,098.39
Total Liabilities and Equity	\$689,144.52

**Motion – P. Chandler made a motion to approve the Treasurers report, as presented. Seconded by J. Chranko.**

**Motion was unanimously approved.**

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

**Management Report** –

**Delinquency** – The Board reviewed the delinquencies and directed management to review the account for 343CD and if appropriate to forward the account to the Association's attorney for collection.

***Bloomfield Club II  
Meeting Minutes***

- **Contracts**– S. Elmore presented the Board with contracts from Milieu for a two year period for Landscaping. He also presented them with a gutter cleaning contract with Milieu for a one year term. Cypress was presented to the Board for a one year term for snow removal.
- **2016 Pending Projects** – S. Elmore advised the Board of the 2016 pending projects which include: Driveway/Sidewalk replacements, which is on-going, Maucieri Painting, this is the second to the last year of the agreement. The Sabatello Tree Trimming contract is to be determined as it expired in 2015 which was a three year agreement. The Board directed EPI to obtain three tree trimming bids for the Board’s review. The Board also wanted to remind the painter that the front doors of the units must also be painted and that he cannot paint over any rotted wood but would have to let management know of those issues.
- **Gutter Cleaning** – S. Elmore advised the Board that Milieu had begun the gutter cleaning and which should be completed the week of November 16, weather permitting.
- **Annual Meeting** – S. Elmore presented the Board with a copy of the annual meeting notices that were sent out to all members.
- **Water Drainage – Legal Opinion** – S. Elmore presented the board with an email that was previously forwarded to the Board regarding responsibility for ponding water issues. The Board provided \$7,000.00 for draining related issues in the 2016 budget.
- **Management Agreement** – S. Elmore presented the Board with a copy of the proposed management agreement effective January 1, 2016 which is for a two year term. There has been no increase in the management fee from 01/01/2010 through 12/31/2015. (5 years).

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

**Sales** – There was one sale for this reporting period. It was a HUD sale in the amount of \$225,000.

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

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

- The pool guard company contract was signed for 3 years.
- December 8, 2015 – The holiday party.
- December 13, 2015 – Santa Claus party.
- All of the gray fences will be replaced on all of the properties, once they are replaced it will be each individual association’s responsibility to maintain them as their expense.

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

**New Business** – The Board will go out for Management Agreements bids.

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

Meeting was adjourned at 8:31 p.m.

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