

# BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

**April 25, 2018**

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held on Wednesday, April 25, 2018 at 7:05PM at the Bloomfield Club Recreation Facility.

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

Absent: J. King  
J. Chranko

### **Guests-**

- **Green Horizon-** “Mike” from Green Horizon introduced himself to the Board and Members that were present and stated he is the one driving around on Thursdays in the pink truck (Green Horizon) and that anyone can feel free to talk him with any problems or concerns. “Mike” stated that next week Green Horizon is going to aerate the lawns. Mike stated that he had taken several soil samples since it is his first time with the property as he wanted to make sure he is treating the grass properly to help it grow. Mike stated to remember that Association Members must water the grass in order to help it grow. Mike stated Green Horizon is using all organic fertilizer and they use propane lawn mowers.
- **Unit Owner** wanted to know when the lawn area will be repaired next to where the new concrete was put in. The Board approved the proposal for that area to get repaired and it should be set to get done within the next few weeks. Mike stated that when the grass is wet they try and stay off of it in order to prevent the mower ruts but will be on the property dealing with that and other issues.
- S. Elmore stated that the west side of Springdale is very wet and that no one should drive tractors on that area as there are already bad ruts in those locations.
- Mike stated he will provide a copy of the soil results to the Board as soon as he has the results back.

### **Minutes-**

***Minutes – J. Ruther made a motion to approve the January 24, 2018 minutes. Seconded by L. Eskildsen. Motion was unanimously approved.***

**Treasurers Report** – J. Ruther reported that as of March 31, 2017:

Total Assets	\$835,068.52
Total Liabilities	\$ 24,421.59
Total Equity	\$810,646.93
Total Liabilities and Equity	\$835,068.52

***Bloomfield Club II  
Meeting Minutes***

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

**Management Report-**

- **Landscape Contract-** S. Elmore presented to the Board a copy of the Landscape contract with Green Horizon.
- **Exterior Painting Bid Proposals** – S. Elmore presented the Board with bids based on the approved bid specifications.

<u>Company Name</u>	<u>Bid Price/Building</u>
Maucieri Painting (last contractor)	\$2,550.00
AAA Painting	\$3,355.90
CertaPro	\$6,000.00
Construction Concepts	\$4,550.00
SMS	\$2,975.00

***Motion-Motion made by L. Eskildsen to approve Maucieri Panting for the exterior painting based on the approved specifications and bid price which was the lowest of all the Bidders. Seconded by J. Ruther***

- **Fence Repairs-** S. Elmore stated to the Board that the Recreation Center was supposed to replace the rotted wood on the fences but deferred it to this year. S. Elmore stated he went around and marked all of the fence sections that have rotted wood with red paint. He recommended replacing entire sections where half of the fence sections is rotted out at a cost of \$320 per fence and with using 20 year wolmanized lumber. The REC center is responsible for these repairs per the 2018 agreement. Mr. Elmore stated that there were at least 24 fences that would have to be completely replaced.

***Motion- Motion made by L. Eskildsen to approve replacing the fences at a cost of \$3,680.00 and using 20 year wolmanized warranted lumber and that all the new fences must be screwed together, absolutely no nails. Seconded by P. Chandler. Motion unanimously approved.***

- **Sabatello Tree-** S. Elmore stated to the Board that Sabatello Tree has completed the first year trimming work of the three year contract.
- **Rule Change-** S. Elmore stated the rule change of increasing the assessment late fee from \$40 to \$50 has been approved.
- **Mr. Elmore** reported that the repairs made by Atlas Restoration for the one foundation repair and the chimney stabilization have held up with no signs of failure.

**Sales-**

<u>Unit Address</u>	<u>Sale Price</u>
217 SL	\$245,000
220 SL	\$295,000

***Bloomfield Club II  
Meeting Minutes***

**Inspection Report-** S. Elmore reviewed the inspection report with the Board.

**Bloomfield Club Recreation Report** – It was reported that the Board of the Recreation Center was doing the following work:

- Concrete cracks in the outdoor pool areas will be repaired.
- Clubhouse interior painting is complete.
- Resurfacing of the vanities in the bathrooms is to be done.
- Summer party is July 21<sup>st</sup>
- April 29<sup>th</sup> is the Homeowner's brunch get you tickets from Marlene
- There is a new logo in the pool area.
- All the flooring is complete.
- The perimeter rod iron fences will be painted when weather allows.
- The fence around the dehumidifier will be painted when weather allows.
- The exercise room is completed.
- The pool opens May 26<sup>th</sup>
- Pool opening party is May 27<sup>th</sup>
- Community garage sale is June 2<sup>nd</sup>

**Adjournment-**

***Motion- Motion was made by J. Ruther to adjourn the meeting at 7:44PM. Seconded by P. Chandler. Motion was unanimously approved.***

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