

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

January 24, 2018

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held on Wednesday, January 24, 2018 at 7:01PM at the Bloomfield Club Recreation Facility.

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

Absent:

Minutes-

Minutes – J. Chranko made a motion to approve the November 7, 2017 minutes. Seconded by J. King. Motion was unanimously approved.

Treasurers Report – J. King reported that as of December 31, 2017:

Total Assets	\$798,163.91
Total Liabilities	\$ 18,243.75
Total Equity	\$779,920.16
Total Liabilities and Equity	\$798,163.91

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

Management Report-

- **Landscape Contract-** S. Elmore presented to the Board for review and approval a copy of the three year contract with Green Horizon with changes to include two aerations, one additional fertilizing and one additional weed control with the mowing date to be Thursday of each week with the rain day being Friday. S. Elmore requested the Board that the Board approve the amendment landscape contract with Green Horizon.

Motion- Motion made by J. Chranko to authorize the Board President, P. Chandler to sign the contract with Green Horizon. Seconded by J. Ruther. Motion was unanimously approved.

- **Exterior Painting Bid Specifications** – S. Elmore presented the Board with the revised exterior painting bid specifications for the Boards review. S. Elmore stated he will obtain bids based on these specifications unless otherwise directed by the Board.
- **Atlas Restoration-** S. Elmore advised the Board that 158 Springdale’s foundation at the garage area was stabilized at the projected cost of \$9150.00. In addition, the chimney at 353 Clubhouse Drive was also stabilized

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at a cost of \$7580.00 (note that the chimney went back into place and only caulking was needed). The owner at 353 Clubhouse Drive met with management and was satisfied with the work done by Atlas. That owner advised management *that* if there are any future problems that he notices he will contact management and management will continue to monitor the two areas.

- **Green Horizon-** S. Elmore stated to the Board that Green Horizon completed the over-seeding of the property after the aeration and that an inspection of the areas was conducted with Green Horizon. Pictures of the seeding were included with the inspection report.
- **Milieu Landscaping-** S. Elmore stated to the Board that after three attempts the gutter cleaning did get completed and now all the gutters have been cleaned (pictures were included in the inspection report).
- **Fence Repair-** S. Elmore stated to the Board that the Bloomfield Recreation Board did sign a contract to have the repair work on the fences done and that work will be done in May/June of 2018. Homeowners that this will affect will be notified ahead of time of when the repairs will be done.
- **Sabatello Tree-** S. Elmore stated that this is the last year for the contract with Sabatello. Sabatello proposed to renew the contract for additional three years at the same price if the Board would approve it this year. The Board stated they have been very pleased with their work and would like to continue using Sabatello.

Motion- Motion made by J. King to approve the Sabatello three year tree trimming contract at the same rate of \$5,000 per year as the prior three year contract was. Seconded by J. Chranko. Motion was unanimously approved.

Recreation Report- P. Chranko reported:

- The BC2 Board approved the contractor to paint the clubhouse.
- The Board approved Empire Carpeting to remove existing floor and replace with new variations of different flooring. The Board is in the process of finalizing the colors. Areas of replacement include the exercise room, main entrance, library, party room, staircase, downstairs pool area, and entrance from outdoor pool. Empire Carpeting was \$10,000 less than Performers Carpet who also submitted a proposal.
- The Board approved SMS to repair designated fences per the fence agreement with Bloomfield Club Recreation Association which included Bloomfield Club II and III to be done in the Spring of 2018.

Adjournment

Motion- Motion was made by L. Eskildsen to adjourn the meeting at 7:16PM. Seconded by J. Chranko. Motion was unanimously approved.

Respectfully Submitted – EPI Management Company, LLC