

# **BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION**

## **MINUTES OF THE BOARD OF DIRECTORS MEETING**

**April 27, 2022**

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, April 27, 2022 at 7:03 PM at the Bloomfield Club Recreation Facility. R. Cascio served as Chairperson of the meeting.

**Attendance** – Present:       B. Lindgren, Secretary  
  M. Castricone, Treasurer  
  R. Cascio, Director  
  L. Masciola, Director  
  S. Elmore – EPI  
Absent:                   T. Galles, President

**Guests:** Mary Beth from Sebert Landscaping gave an update to homeowners on landscaping issues. Sebert has finished the clean up and edging of the property and will install the mulch in front of the buildings on 4/30. The back will be done in two weeks. Soil tests were done and there are no concerns so standard fertilizer will be used. Mowing will begin on 5/2. Homeowners were instructed to contact Sandy (sandy@epimanagement.com) at EPI for any questions for Sebert. They will copy the Landscape Committee and a work order will be issued.

### **Minutes:**

***Motion – Motion by B. Lindgren to approve the March 23, 2022 minutes. Seconded by M. Castricone. Motion unanimously approved.***

**Treasurers Report** – M. Castricone presented the financial report for March 31, 2022

Total Checking & Savings	\$ 994,492
Total AR & Other Assets	\$ 27,787
Total Assets	\$1,022,279
Total Current Liabilities	\$ 30,430
Total Equity	\$ 991,849
Total Liabilities & Equities	\$1,022,279

***Motion – Motion by B. Lindgren to approve the Treasurer's Report for March 31, 2022. Seconded by R. Cascio. Motion unanimously approved.***

### **Management Report** –

- **Beary Landscaping** – S. Elmore reported the Association has withheld money from payments to Beary - \$190 – requested copy of a work order; \$2820 – reseeding after concrete driveway replacement that did not take; \$7746 – last month of contract which they did not comply with specs. S. Elmore recommended withholding \$190, \$2820 and \$3873 (half of last month) from money owed.

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***Motion – Motion by R. Cascio to offer \$6,883 to Beary Landscaping to settle the amount owed for landscaping. Seconded by B. Lindgren. Motion unanimously approved.***

- **Benton Lane Cul-de-sac** – B. Lindgren reported that due to concerns about the cost, the project has been scaled back. A river rock border will be installed instead of a wall and tree removal was taken out of the proposal. The Board requested new drawings of the project. A proposal was received from US Tree to remove the pine tree for \$400. Management will send an email to unit owners notifying them that if they are interested in having trees removed, Management will forward their information to US Tree. Trees will be removed at the owner's expense. The removal will need to be approved by the Landscaping Committee and the Committee will decide if the tree must be replaced.

***Motion – Motion by R. Cascio to approve removal of the pine tree in the Benton Lane cul-de-sac by US Tree at a cost of \$400. Seconded by B. Lindgren. Motion unanimously approved.***

- **Drainage Project – Phase 4** – S. Elmore reported that he will get proposals for Phase IV at the end of June/mid-July. The Board had no objection to getting bids from New Dimensions.
- **Springdale Lane Fence** – S. Elmore reported that he received three proposals for installing the fence behind the shopping center - K Brothers \$21,750; Construction Concepts \$23,455; SMS \$22,880. The Board directed Management to get a price from these companies for installing a composite fence.
- **Exterior Painting Bids** – S. Elmore reported that three proposals were received for exterior painting – CertaPro - \$21,492; Complete Painting - \$23,000; and Medrano - \$22,080. The Board directed Management to ask Complete Painting to lower their cost by \$1,000.

***Motion – Motion by R. Cascio to approve exterior painting by Complete Painting at a cost of \$22,000. Seconded by B. Lindgren. Motion unanimously approved.***

- **Gutter Cleaning** – S. Elmore reported that gutter cleaning has been completed. Homeowners were instructed to send an email to S. Elmore if their property was missed.
- **Concrete Driveway Replacement** – S. Elmore reported that some driveways that are under warranty have cracks. Presta was notified and stated they would extend the warranty or repair the driveway. S. Elmore recommended the Board have the driveways replaced. The Board will provide a list of driveways to be replaced.

**Rule Violations** – The fines for census violations will be reversed.

**Inspection Report** – S. Elmore reported that there are issues with some of the decks and an inspection should be done. Power washing the north side of units needs to be addressed.

**Committee Reports** –

- **Landscape** – No report
- **Architectural** – No report

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**Recreation Board Report** – R. Cascio reported that the tile replacement for the indoor pool is taking longer because of leveling the floor. The project will take 2-3 more weeks.

**Unfinished Business:**

- **Light Fixtures** – S. Elmore reported that the Architectural Committee needs to find a viable alternative to the existing lights. A light inspection was done and there was an issue with only five units.
- **Security Cameras** – The Board will allow wireless security cameras that are attached to the wood trim. Cameras can not be attached to the siding or fascia.

**New Business:** All new business was discussed.

**Homeowner Forum** –

Owner asked about the downspout next to the garage where mulch gets washed out. S. Elmore recommended installing a flexible downspout extension that can direct the water away from the mulch.

**Adjournment-**

***Motion – Motion by M. Castricone to adjourn the meeting at 8:24. Seconded by B. Lindgren. Motion unanimously approved.***

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