**BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**August 25, 2021**

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, August 25, 2021 at 7:00 PM at the Bloomfield Club Recreation Facility.

**Attendance** **–** Present: T. Galles, Treasurer

R. Cascio, Secretary

L. Eskildsen, Director

S. Elmore – EPI

Absent: J. King, President

J. Chranko, Vice President

**Guests**: Dwight from Beary Landscaping attended the meeting to provide an update and answer questions from the homeowners.

**Minutes**:

***Minutes: T. Galles made a motion to approve the July 28, 2021 minutes. Seconded by R. Cascio. Motion unanimously approved.***

**Treasurers Report** – T. Galles presented the financial report for July 31, 2021

Total Checking & Savings $ 989,211

Total AR & Other Assets $ 27,944

Total Current Assets $1,017,155

Total Accounts Payable $ 11,126

Total Current Liabilities $ 13,933

Total Equity $1,003,221

Total Liabilities & Equities $1,017,155

***Motion: L. Eskildsen made a motion to approve the Treasurer’s Report for July 31, 2021. Seconded by R. Cascio. Motion unanimously approved.***

**Management Report** –

* **2022 Budget –** S. Elmore recommended increasing allocations for two accounts – roof replacement and landscaping. S. Elmore will send a revised reserve schedule with reallocation to the Board for discussion during the September budget meeting for Board Members.
* **Drainage Project**– S. Elmore reported that he met with Sam and Nancy from New Dimensions. Funds were reserved for a project 3 that was not completely done and the Association is owed work along the Springfield and Benton swale (1/2 of the project was only completed). Copies of the contract and payments were sent to New Dimensions with no response as of the preparation of the current management report. Management will follow-up with New Dimensions and update the Board accordingly.
* **Exterior Painting** – S. Elmore reported that copies of the contract are attached to the report. Notices were sent out to homeowners in those buildings being painted this year.
* **Driveways** – S. Elmore reported that copies of the contract with Presta Concrete are attached and that they are waiting for permits to begin. Notices will be sent to homeowners once permits are issued.
* **225 Benton** – S. Elmore will ask the attorney about the Association’s responsibility regarding the garage door that was not previously replaced by the Association.

**Inspection Report** – S. Elmore discussed the inspection report.

**Committee Reports** –

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

**Unfinished Business:** All unfinished business was discussed.

**New Business:** No new business was discussed.

**Recreation Board Report** – R. Cascio reported that the indoor pool tile will be replaced after the outdoor pool closes. The pool will be closed for approximately two months. The driveway is scheduled for sealcoating. There will be no increase in the Rec Association assessments for 2022.

**Homeowner Forum** –

Owner asked about replacing the fence on Springfield behind the shopping center. The Association received an opinion from the attorney stating that the Association cannot touch the fence because it is not on their property and the Association cannot build a fence on homeowner’s private property. Management endorses the attorney recommendation. Homeowners can submit an architectural form to the Board and Village for consideration.

Owner asked about using composite fences. The fences need to be painted every five years.

Owner asked about the coach lights coming on at different times. The lights are on different sensors and could depend on how much light on the sensor.

Owner asked tree trimming. Trees are trimmed in January or February with 25% done each year. A homeowner can call the tree company and have their tree trimmed during that time at their own expense if they are not scheduled.

Owner asked if she can take down a tree and not replace it. A landscape form should be submitted for consideration.

**Adjournment**-

The meeting was adjourned to Executive Session at 8:10 pm.

The meeting was adjourned at 8:34 pm.

***Respectfully Submitted,***

***EPI Management Company, LLC***