**BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**September 23, 2020**

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, September 23, 2020 at 7:00 PM at the Bloomfield Club Recreation Facility.

**Attendance** **–** Present: P. Chandler

J. Chranko

L. Eskildsen

J. King

R. Cascio

S. Elmore – EPI

**Guests**: A representative from New Dimensions reported on the landscaping. Before fertilizer or weed control is applied, New Dimensions will advise management as to the date after which an email will be sent to all homeowners reminding them to water.

**Minutes**:

***Minutes: J. King made a motion to approve the August 26, 2020 minutes. Seconded by J. Chranko. Motion unanimously approved.***

**Treasurers Report** – J. King presented the financial report for August 31, 2020

Total Checking & Savings $908,478.93

Total Accounts Receivables $ 10,387.85

Other Current Assets $ 13,196.83

Total Assets $932,063.61

Current Liabilities $ 33,724.25

Other Current Liabilities $ 13,539.56

Total Current Liabilities $ 47,263.81

Total Equity $884,799.80

Total Liability & Equity $932,063.61

***Motion: P. Chandler made a motion to approve the Treasurer’s Report for August 31, 2020. Seconded by J. Chranko. Motion unanimously approved.***

**Management Report** –

* **Financials** – S. Elmore reported that through 8/31/20 there is a surplus of $13,003. He also reported that as of August 31st, Accounts Receivable is $10,387.
* **Drainage Project**– S. Elmore reported that the three initial phases of the drainage project are complete. The 4th phase will be completed in 2-3 weeks weather permitting and with a sign off from the engineer.
* **Annual Meeting Notice** – Notice was included in the management report for the Board’s review. Two positions are available.
* **Exterior Painting Specifications** – Painting will be completed the week of October 5th with six buildings being done in 2020, weather permitting
* **Concrete Replacement** – Concrete driveways and sidewalks have been completed by Presta Concrete and that the Village has also completed their inspection.

**Recreation Board Report** – J. Chranko reported that multi-use courts have been completed. Mike Mazza was elected to the Board. The pool will be open until the end of the month. Opening the pool was a success with no incidents.

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

**Unfinished Business:**

* **2021 Budget –** The Board proposed a $1.00 per month increase. The Budget will be approved at the annual meeting on November 10th.

**New Business** - There was no New Business to come before the Board.

**Committee Reports** – There were no committee reports.

**Homeowner Forum** –

**Adjournment-**

***Motion- Motion was made by J. King to adjourn the regular meeting to Executive Session at 7:52 pm. Seconded by P. Chandler. Motion unanimously approved.***

**Executive session was called to order at 7:56 pm.**

**Meeting was called back into order from Executive Session at 8:15 pm.**

***Motion – Motion was made by L. Eskildsen to adjourn the meeting at 8:15 pm. Seconded by J. King. Motion unanimously approved.***

***Respectfully Submitted,***

***EPI Management Company, LLC***