**BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**January 22, 2020**

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, January 22, 2020 at 7:03 PM at the Bloomfield Club Recreation Facility.

**Attendance –** Present: P. Chandler

J. King

J. Chranko

R. Cascio

S. Elmore – EPI

Absent: L. Eskildsen

**Guests**: Kevin, Financial Advisor for Edward Jones

**Minutes-**

***Minutes: J. King made a motion to approve the January 22, 2020 minutes. Seconded by J. Chranko. Motion unanimously approved.***

**Treasurers Report** – J. King presented the financial report for December 31, 2019

Beginning Balance $812,844.35

Current Balance $829,908.32

Change $ 8,996.97

***Motion: J. Chranko made a motion to approve the Treasurer’s Report for December 31, 2019. Seconded by J. King. Motion unanimously approved.***

**Management Report** –

* **2020 Budget** – S. Elmore reported that the 2020 budget was sent to all homeowners along with the meeting schedule and census.
* **Late Fee:**

***Motion: P. Chandler made a motion to reverse the late fee for the unit owner at G1. Seconded by J. Chranko. Motion unanimously approved.***

* **Exterior Light Fixtures** – S. Elmore reported that an inspection was done on the light fixtures. 96% of the lights were on.
* **Landscaping Bids** –

***Motion: J. Chranko made a motion to approve the landscaping contract with New Dimensions. Seconded by R. Cascio. Motion unanimously approved.***

* **Drainage Proposals** – S. Elmore reported that he will meet with J. Chranko, J. Doland and the landscaper to review the construction specifications. They will make a recommendation and advise the Board accordingly. Work will be done according to the engineer’s recommendation.
* **353 Clubhouse** – S. Elmore reported that there was no movement of the foundation. Horizontal and vertical lines were drawn on the foundation in November and he will check again in the spring for any movement. S. Elmore will check with the owner regarding the interior of the unit to see if there were any cracks in the drywall.
* **Strip Center Perimeter Fence** – S. Elmore reported that the owner of the strip center will participate only with the existing type of fence. S. Elmore will approach the owner with the cost of replacing the existing fence for $14,891 using pressure treated wood.
* **Camera Doorbells** – S. Elmore will discuss installation with the engineer but the Board will have to approve the locations of the installation.
* **185 Benton Drainage** – S. Elmore reported that he received a proposal for draining water from the concrete patio which is below grade.

***Motion – P. Chandler made a motion to accept the proposal from Doland Engineering for $2,060 for draining water from the patio. Seconded by J. Chranko. Motion unanimously approved.***

**Recreation Board Report** – J. Chranko reported a new attendant had been hired for the Clubhouse. Information for upcoming parties will be in the newsletter.

**Miscellaneous Correspondence:** S. Elmore reviewed the miscellaneous correspondence with the Board.

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

**Unfinished Business:** There was no unfinished business.

**New Business-** There was no new business.

**Committee Reports** – No committee reports.

**Adjournment-**

***Motion- Motion was made by P. Chandler to adjourn the meeting at 7:46 pm. Seconded by J. Chranko. Motion was unanimously approved.***

***Respectfully Submitted –***

***EPI Management Company, LLC***