

# BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

February 27, 2019

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held on Tuesday, November 6, 2018 at 7:55PM at the Bloomfield Club Recreation Facility.

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

**Guests**- No guests scheduled

### **Open Forum – (Owners)**

**Unit Owner** – Requested information regarding changing their TV services to Direct TV. She knows she needs to complete the exterior modification form. L. Eskildsen and J. Chranko stated that the owner would have to also get the installers COI. The exterior modification form would have to be approved by the Board of Directors. S. Elmore offered to get the exterior modification form printed for the owner. J. Chranko stated that the installer would have to give the unit owner a drawing as to how they would mount the dish, wiring, etc. This would be included with the submission of the exterior modification form for review by the Board of Directors.

### **Minutes-**

**Minutes** – *J. Chranko made a motion to approve the November 6, 2018 minutes. Motion unanimously approved.*

**Treasurers Report** – The Financial report was given as follows for the period ending January 31, 2019:

Total Assets	\$829,145.89
Total Liabilities	\$26,417.91
Total Equity	\$802,727.98
Total Liabilities and Equity	\$829,145.89

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

### **Management Report-**

- **Delinquency Status Report** – S. Elmore presented the Delinquency Status report to the Board of Directors. S. Elmore stated the ‘Anonymous’ unit owner has a delinquency of \$8,000.00. This unit owner has been in and out of bankruptcy, and the Association has an order of procession. S. Elmore recommends that the 60 day of

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possession expires, and the Association moves forward with the eviction process. The Association can then do an inspection of the unit and recapture the \$8,000.00 as much as possible. The bank is also aware of the unit status.

- **Concrete Driveway/Walkway Replacements-** S. Elmore stated there will be another inspection done in the Spring of 2019. The concrete work has a warranty of one year. The Village did do a good job on their previous inspections/replacements. L. Eskildsen stated that several areas in the contract that they were going to put mesh down, but then the village came out and stated no mesh would be put down in the setback areas. Owner from 323 Clubhouse Drive asked why no one gave any one orange sticks as far as plowing, S. Elmore stated that the orange sticks only last about the first snow fall. The skidsters went out during the day before the 11/1 start date and drove the property to see where all the different items were. The last payment is always withheld until L. Eskildsen approves due to possible damage of the sidewalks/landscaping. S. Elmore will be completing an additional inspection in April of the possible damage.
- **Doland Engineering-** S. Elmore stated that this is still a pending issue re: the Springdale Lane berms. J. Chranko stated that he and Jim King met with the city engineer and they said to get the berm removed, it would be an uphill battle. The city fathers want the berms there because it is a PUD, that it was what it was designed for and the Village will not allow the Association to remove or put the fence up. J. Chranko stated that overall there are 3 major storm systems going out from Springdale Lane out to Springfield. One is at 18, and one is 15, and J. Chranko stated they would allow the Association to tap into the sewers, making it a lot easier and a lot less expensive. J. Chranko stated that the Association would do a few units each year due to funds/budget. S. Elmore recommended having an engineer investigate the back of the units to add storm drains. This is in reference to Springdale.
- **Green Horizon/Addlawn** – S. Elmore stated that in reference to the Association’s settlement offer, Addlawn has billed the Association \$7125.00 (Monthly Lawn Charge), \$1100.00 (Fungicide Charge), and \$1800.00 (Grub control application) totaling \$10,025.00. S. Elmore recommended the Association settle for \$9,100.00 based on the August 2018 Board Meeting between the Board and Green Horizon at that time. The sum was never formally approved. If the sum is approved, Green Horizon would receive a final payment which the Association would have in settlement of all claims for \$925.00.

***Motion-Motion made by L. Eskildsen to accept the settlement of claim for \$925.00. Seconded by J. Chranko. Motion unanimously approved.***

- **Insurance Amendment** – S. Elmore stated that there were copies in the management report of the proposed amendment insurance notice sent to all unit owners. The Special Amendment Meeting will be held on March 27, 2019. S. Elmore asked if any unit owners attending the Board Meeting had any questions regarding the proposed amendment or proxy. An owner came forward and asked re: the proxy who she should appoint on the blank line of the top of the proxy. S. Elmore stated she can appoint anyone who she wants to represent her at the meeting. J. Ruther and L. Eskildsen stated that she can appoint the Board of Directors for the proxy. The owner asked to clarify what the different options of the vote mean. S. Elmore stated that the declaration has a discrepancy, which

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is why this was brought up and issued. Approval of the proxy means that moving forward, unit owners can have their own insurance policies in place for the correct coverage amount, as some units currently have 'condominium' policies, which is not correct. An example of a burned-out unit was then presented to the Board and unit owners by S. Elmore. The problem was at this time, this unit did not have the correct insurance policy, and caused not only the fire unit, but the two units next to them unlivable for more than two years. The Board and S. Elmore confirmed that the Association is not trying to invade privacy, the Association just wants to make sure that all units have the correct coverage amounts to cover any loss/lawsuit. J. Chranko stated that the Association doesn't want to move forward with the special assessment, but if the Association needs to due to the proposed amendment not passing, the Association would have to. A unit owner asked the Board/S. Elmore about the wording in the letter re: a person falling in front of the unit and getting hurt. The owner wanted to know if the Association holds their own insurance policy to cover that loss, or if this would fall on the unit owner. S. Elmore and the Board confirmed that this is the unit owner responsibility, not the Associations responsibility. The Board confirmed that the Association is responsible per the declaration that the association must have a snow removal contract, but the association snow removal contract does not specify salting during snow. If anyone was injured, they would go after the contractor. The driveway would be the contractor, and the sidewalk would be the Village due to it being a public sidewalk. An owner stated that their family members live in other Associations that do chopping of the ice while doing snow removal. S. Elmore confirmed that this is very expensive but can be done if the Board wanted to expend the funds for such a service. If the Board had to issue a policy for the Association as a whole, it would be estimated at \$70,000 coverage for all units and would only cover the exterior of the building. This special assessment would be divided by all homeowners if the amendment is not passed. A unit owner asked if another letter could be generated that would be simpler to understand so some unit owners understand what they may need to do. S. Elmore stated that there is another letter scheduled to go out.

- **Milieu Contract** – S. Elmore stated that the Board had a copy of the contract included in the management report. Owner requested that the grass actually be alive and green. L. Eskildsen stated that also depends on water, mother nature, and confirmed that the Association has added more fertilization this year, etc.

***Motion-Motion made by L. Eskildsen to approve the contract as amended. Seconded by J. Chranko. Motion unanimously approved.***

- **Census Card Notices** – S. Elmore stated Management received 138 census forms back, and 15 that have not been sent in. S. Elmore recommended notifying the unit owners who have not submitted the form that if they submit the completed form by 3/31/19, all fines would be waived. L. Eskildsen recommended the next meeting date of March 27, 2019, so that way the Board can decide the next step on if Management should do a fine for March for the units who have not complied. Owners concerned about the privacy of information. S. Elmore confirmed that the information is just for emergencies for the Association. L. Eskildsen stated that at one time there was a unit that the police were doing a wellness check too, and they were there for 5 hours before they could even break into the unit. The police found the man deceased which is why the census cards are necessary.

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- **Maucieri** – S. Elmore stated that copies of this cancelation notice for the painting contract were sent because the owner has passed away and were included in the management report..
- **Sabatello** – S. Elmore confirmed that the tree trimming will begin in the beginning of April and will catch up on all of the wind damage, etc.
- **Amended Rules** – S. Elmore recommended that the Board table this since there were only 3 Board Members present. This had to do with the trucks and parking.

**Rule Violations & Appeals-** S. Elmore confirmed this would be held at the executive session. All census card fines the Board has approved to reverse if Management has received the census forms by the March 2019 Board meeting.

**Miscellaneous Correspondence:**

- **Units that may be rented** – S. Elmore confirmed there are a few units that have been reported as rentals, and stated that he will move forward with the Associations attorney. The Board agreed with this action.

<b><u>Sales-</u></b>	<b><u>Unit Address</u></b>	<b><u>Sale Price</u></b>
	145 Benton Lane	\$255,000

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

**Unfinished Business:** None

**New Business-**None

**Bloomfield Club Recreation Report –**

- J. Chranko went over the Recreation Report. J. Chranko stated the Christmas party was a good time for all who attended. The Board confirmed it was a good time. J. Chranko stated for the Recreation Board, they will be repaving several sections of the asphalt walkways that go through all of the Association's. The Association will also review the drainage issues while redoing the walkways. J. Chranko stated that the brunch is on March 24, 2019 and the Easter Egg Hunt will be held on April 13, 2019. J. Chranko stated the Association will also be holding a meeting on what their next steps are regarding the repair/replacement of the tennis courts. Owners opinions are welcome. J. Chranko stated that the courts are in poor condition due to the base, so the Recreation Board is looking into redoing the Courts and putting down a new padding that allows any activities to take place in the one area.

**Adjournment-**

***Motion- Motion was made by J. Ruther adjourn the meeting at 7:48PM and move to executive session. Seconded by J. Chranko. Motion was unanimously approved.***

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