

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

March 27, 2019

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held on Wednesday, March 27, 2019 at 7:35PM at the Bloomfield Club Recreation Facility.

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

Guests- No guests scheduled

Open Forum – (Owners)

Owner brought up the issue of water ponding behind their unit which has been going on for several years. Mr. Elmore responded that the Association had retained Jason Doland Engineering to review the drainage issues throughout the property and that there would be an inspection in April/May to determine the best way to resolve the water problems. It was also discussed that the Association had met with the Village of Bloomingdale several years ago on the drainage problems along Springdale and that the downspout must be allowed to drain 3' on to the lawn areas and that no water could be directed toward the west perimeter sidewalk. The Village also suggested installing drywells in several areas which were very expensive and would be only a temporary fix for the problem. **Owner** asked with the trees would be trimmed and Mr. Elmore responded that Sabatello Tree Care was on the property and that the trimming work for Phase 1 would be completed within the next week. **Owner** asked when her concrete driveway would be replaced. Mr. Elmore stated that he would conduct and inspection of the driveways and sidewalks at the April Board meeting.

Minutes-

Minutes – J. Chranko made a motion to approve the February 27, 2019 minutes. Motion unanimously approved.

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

Total Assets	\$852,978.69
Total Liabilities	\$ 26,982.83
Total Equity	\$825,995.86
Total Liabilities and Equity	\$852,978.69

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

***Bloomfield Club II
Meeting Minutes***

Management Report-

- **Concrete Driveways** – Mr. Elmore stated that an inspection of the driveways in February showed that two of the driveways had a substantial amount of Spaulding (surface concrete coming off). The installer was contacted who agreed to replace the two driveways under the warranty.
- **Gutter Cleaning** – Mr. Elmore reviewed the three bids for the cleaning of the gutters for the spring of 2019. The bids were summarized as:

Tobias Services	\$5150.00
Construction Concepts -	\$5150.00
SMS	\$4985.00
RCH Construction	\$5175.00

Motion – Motion by J. Chranko to award the gutter cleaning contract to Tobias Services in the amount of \$4500 for the gutter cleaning for the Spring of 2019. Seconded by P. Chandler, Unanimously approved.

- **Green Horizon/Addlawn** – Mr. Elmore advised the Board that Green Horizon/Addlawn had been issued a check for the final payment for their services in 2018 in the amount of \$925.00. The check had a restricted endorsement on it stating that it was in settlement of all claims. Mr. Elmore reported that the check had not yet cleared the Association’s bank.
- **Milieu Landscaping** – Mr. Elmore presented copies of Milieu Landscaping’s proposals for seeding the areas along the new concrete that was installed in 2018 in the amount of \$2009.98 and the Benton Lane Island renovation in the amount of \$890.00.

Motion – Motion made by L. Eskildsen to approve Milieu Landscaping to seed the new concrete work installed in 2018 in the amount of \$2009.98. Seconded by J. Ruther. Unanimously Approved.

The Board reviewed Milieu Landscaping proposal to repair/renovate the island on Benton Lane in the amount of \$890.00. Mr. Elmore stated that Suburban Maintenance Services, the snow plowing company would pay to have that work done. L. Eskildsen stated that the damage to the island was mainly caused by the concrete company and that it was unfair to have the snow removal contractor pay for all of the damages. Mr. Elmore stated that Suburban Maintenance Services had already agreed to pay for the restoration and recommended that the Board simply allow Suburban Maintenance Services to take care of the matter.

- **Sabatello Tree Trimming** – Mr. Elmore stated that Sabatello Tree had begun the tree trimming for Phase 1 and that the work should be completed the first part of May 2019.
- **Proposed Parking Rule** – The Board agreed to table the proposed parking rule regarding trucks for the time being.

***Bloomfield Club II
Meeting Minutes***

- The Board discussed the issue that one or two of the units may be rented which is against the Association's Declaration. Mr. Elmore stated that one unit had been turned over to the Association's attorney to resolve whether the unit is actually rented or not.
- Census Report – The Board reviewed the census card report and agreed that fines should be issued to those unit owners who had not filed a census card with the Association by March 27, 2019.

Sales- It was reported that there were no sales for the last reporting period.

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

Unfinished Business: There was no Unfinished Business.

New Business- No New Business to report.

Bloomfield Club Recreation Report –

- J. Chranko reported that the Recreation Facility Board was reviewing the different types of tennis court coverings as the existing courts were in poor condition. Some of the items discussed was having only one court and two or three pickleball courts but also keeping the existing basketball court.

Adjournment-

Motion- Motion was made by J. Ruther adjourn the meeting at 8:15 PM. Seconded by J. Chranko. Motion was unanimously approved.

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