**BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**April 28, 2021**

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, April 28, 2021 at 7:57 PM at the Bloomfield Club Recreation Facility.

**Attendance** **–** Present: J. King, President

 J. Chranko, Vice President

 T. Galles, Treasurer

 R. Cascio, Secretary

L. Eskildsen, Director

 S. Elmore – EPI

**Guests**: Dwight Anderson, Beary Landscaping, attended the meeting to provide an update and to answer homeowner’s questions regarding landscaping. It was noted that any questions/complaints that come into EPI will be forwarded to Mr. Anderson for response directly.

**Minutes**:

***Minutes: L. Eskildsen made a motion to approve the January 27, 2021 minutes. Seconded by J. Chranko. Motion unanimously approved.***

**Treasurers Report** – J. King presented the financial report for March 31, 2021

 Total Checking & Savings $942,787.38

 Total Accounts Receivables $ 16,886.36

 Total Other Current Assets $ 13,196.83

 Total Current Assets $972,870.48

 Total Accounts Payables $ 11,427.50

 Total Other Current Liabilities $ 13,552.06

 Total Equities $947,850.92

 Total Liabilities & Equities $972,870.48

 It was noted that J. King will have to get signature cards, etc. for T. Galles to be able to transfer funds.

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

**Management Report** –

* **Drainage Project**– S. Elmore reported that the Board will need to determine how to proceed in finishing project 3 (area between Benton Lane and Springdale Lane) and project 4 (the west side berm area along Springdale Lane). Management recommended that the Architectural and Landscaping Committees make recommendations to the Board on changing the specifications or going out for bid.
* **Garbage Removal Service** – The Board determined that the savings due to the reduction in the garbage removal contract will be put into the Association’s Reserves.
* **Exterior Painting Specifications** – S. Elmore will have R. Cascio approve/modify the painting specifications before they are sent out for bid.

**Inspection Report –** The driveway inspection was attached for the Board. S. Elmore requested that the Board look at the driveways to see if they are in agreement on those drives needing replacement.

The Board directed Management to send a reminder to homeowners that garbage cans, cannot be put out before sunset the night prior to pick up and must be removed the night of pickup.

**Committee Reports** –

* **Landscape** – L. Eskildsen will walk the property with Dwight from Beary Landscaping to look at the landscaping.
* **Architectural** – J. Chranko had nothing to report.

**Unfinished Business:**

* Gutter Cleaning – S. Elmore reported that the gutter cleaning will be done next week and a notice will be sent out to all unit owners prior to the work being done.

**New Business** –

* Springdale Fence Behind Strip Center – S. Elmore will pull the old reports for the Board to review in determining what action to take on the fence south of the strip center and facing several units along the north section of Springdale Lane.

**Recreation Board Report** – J. Chranko reported that there was discussion regarding installing a children’s playground and a sprinkler unit in the kid’s pool. The dryvit will be repaired and the Clubhouse will be painted. The multi-use court is available for use. The outdoor pool will open following CDC guidelines. A decision regarding the spa has not been made. The garage sale will be held on June 19th.

**Homeowner Forum** –

 None

**Adjournment-**

***Motion – L. Eskildsen made a motion to recess the regular meeting to Executive Session at 8:35 pm. Seconded by R. Cascio. Motion unanimously approved.***

**Meeting was called back into order from Executive Session at 8:50 pm.**

***Motion – L. Eskildsen made a motion to adjourn the meeting at 8:50 pm. Seconded by J. Chranko. Motion unanimously approved.***

***Respectfully Submitted,***

***EPI Management Company, LLC***