

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING &
SPECIAL I NSURANCE AMENDMENT MEETING

May 1, 2019

The Board of Directors Special Insurance Amendment meeting of the Bloomfield Club II Townhome Association was held on Wednesday May 1, 2019 at 7:01PM at the Bloomfield Club Recreation Facility. This is a continuation of the Special Insurance Amendment Meeting held on March 27, 2019.

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

Absent:

Quorum – Quorum was met for the membership meeting. There are a total of 86 proxies which met the 20% Quorum to hold the meeting. There were 113 yes votes for the amendment, and the Association needed 105 to pass the proposed amendment. The amendment requires the owners to carry replacement insurance for the replacement of the structure, and to submit to the Association a certificate of insurance as proof of coverage.

Motion – Motion made J. Chranko to approve the special proposed insurance amendment. Seconded P. Chandler. Motion unanimously approved.

Adjournment of Special Meeting-

Motion- Motion was made by P. Chandler to adjourn the Special Insurance Amendment meeting at 7:12PM and move to the regular monthly Board meeting. Seconded by J. Chranko. Motion was unanimously approved.

The Monthly Board of Directors meeting was called to order at 7:19 PM.

Minutes-

Minutes – P. Chandler made a motion to approve the March 27, 2019 minutes. Seconded by J. Chranko. Motion unanimously approved.

Treasurers Report – J. Ruther reviewed the Financial report as follows for the period ending March 31, 2019:

Total Assets	\$867,510.29
Total Liabilities	\$27,206.89

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Total Equity	\$840,303.40
Total Liabilities and Equity	\$867,510.29

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

Committee Reports –

- **Landscaping Committee** – L. Eskildsen stated she has not yet gone around and reviewed the Associations landscaping but will do so as soon as the weather permits..

Guests- No guests scheduled

Open Forum – (Owners)

- **Owner** - Owner mentioned to Leslie that she has a couple shrubs that need to be replaced. L. Eskildsen stated to submit an exterior modification form showing what the Owner wants. The owner confirmed she did submit a form to do the replacement of the shrubs.
- **154 Benton Lane** – Owner mentioned how her landscaping is getting fungus. L. Eskildsen stated that her unit plus two others are being looked at by the landscaping company.
- **Owner** – Owner had concerns over mowing the lawns. The Board confirmed that when the landscaper comes out within the next day or so they would confirm if the lawn is too wet to mow.
- **190 Springdale Lane** - An owner asked if their driveway will be replaced, Management confirmed that the sidewalk will be replaced, but nothing was found wrong with the driveway.
- **154 Benton Lane** – Management stated that the reason the sidewalk is being raised and that the owner would have to cut the tree down prior to replacing the concrete and driveway. The owner would have to pull the plat of survey to see who would be responsible to remove the tree.
- **323 Clubhouse Drive** – Owner stated that when it rains the water flows through the sidewalk down to the front door.
- **Owner** – Owner stated he is still having a foundation settlement issue. S. Elmore stated that he believes this is under warranty. Management will have to have the foundation company come out to review the issue.

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Management Report -

- **Delinquency Status** – S. Elmore stated that this would be discussed in the executive session regarding late fees. Management recommends reversing the later fee as there have been no issues with previous payments on the account.
- **Concrete Driveway/Walkway Replacement** – S. Elmore stated that the Board would have to review the concrete driveway/sidewalk inspection report and decide which driveways/sidewalks would have to be replaced based off the recommendations by Management. Management will then obtain bids based on the listing approved by the Board.
- **Gutter Cleaning** – S. Elmore gave an update to the Board that the gutter cleaning was moved to this following Monday as it has been to wet to do the cleanings.
- **Insurance Amendment** – S. Elmore stated that Management will send the amendment results to the attorney the following day to process to record the amendment.
- **Milieu Landscaping** – S. Elmore stated a copy of the contract was attached to the management report for the Boards review.
- **Census Card Notices** – S. Elmore reviewed the census card report that was attached for the Boards review showing what owners that were still receiving fines for not returning the census form.
- **Sabatello** – S. Elmore reported that Sabatello has completed the first phase of the trimming contract for 2019.
- **Amended Rules** – S. Elmore stated this issue was discussed earlier. The Board would have to send out a notice for the proposed change of the rules, and then hold a special meeting for the vote. The rule is in regards to the truck rule change as discussed in previous meetings. Management will send a notice to all owners regarding the rule change once the Board has approved the final wording..
- **Drainage Inspection** – The meeting with the Engineer will be held this upcoming Monday to review the drainage issues throughout the property.
- **On-Line Election of the Board of Directors** – S. Elmore stated that the Board has the option to conduct the annual meeting voting online but the rules would have to be changed in order for Management to move forward with this.. The Board decided to table this matter.

Rule Violations & Appeals- Appeals held in the executive session.

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

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<u>Sales-</u>	<u>Unit Address</u>	<u>Sale Price</u>
	213 Springdale	\$262,000

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

- The Board mentioned the owner of 162 Springdale got their driveway done last year and while the driveway was done the sidewalk was crushed while done. Management will review this further.
- The Board confirmed that the pavers referenced on page 20 were not approved in the front or the rear of the unit. Board stated that the unit needs to receive a letter to remove what is currently there and work with the landscaping committee to replace the area.

Unfinished Business: None

New Business-None

Adjournment-

Motion- Motion was made by L Eskilsen to adjourn the meeting at 8:17 pm and move to executive session. Seconded by J. Chranko. Motion was unanimously approved.

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