

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

May 22, 2019

The Board of Directors Special Insurance Amendment meeting of the Bloomfield Club II Townhome Association was held on Wednesday May 22, 2019 at 7:00 PM at the Bloomfield Club Recreation Facility.

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

Absent: L. Eskildsen

Guests- P. Chandler stated that Brian from Milieu Landing attended the Board Meeting and asked if anyone had any questions for him.

- **Unknown Owner** - An owner came forward and stated that there was a discussion of sod needing to be replaced. According to his neighbor, he was told that sod would be removed and the sod would be replaced. Brian stated that he did make a proposal to the Association, and he is just waiting for a response. Brian confirmed it is better to do sod, because the seed runs or blows off of the area. This area is a very difficult spot to grow things. The Board stated that when Leslie comes back, she will discuss this further.
- **221BL** – The owner stated he sent Management pictures of the backyard being too wet to run the mowers. Brian from Milieu stated he will go to his unit the next day to come up with a solution.
- Management stated that in the landscaping contract that the weeding is not included. The landscaping is being defined in two different areas, the common area planter beds, and the planter beds adjacent to the buildings. Management will be sending a request to Milieu for a quote to weed these areas for June-August. This would be for units only.
- **Unknown Owner** – An owner asked who is responsible for this over grown evergreen tree. Brian from Milieu stated he would check out the tree. The Board confirmed that the tree needs to be trimmed.

Minutes-

Minutes – P. Chandler made a motion to approve the May 1, 2019 minutes. Seconded by J. Chranko. Motion unanimously approved.

Open Forum – (Owners)

- No open Forum questions.

***Bloomfield Club II
Meeting Minutes***

Treasurers Report – J. Ruther reviewed the Financial report as follows for the period ending April 30, 2019:

Total Assets	\$ 880,517.83
Total Liabilities	\$ 28,297.97
Total Equity	\$ 852,219.86
Total Liabilities and Equity	\$ 880,517.83

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

Management Report -

- **Budget** – Management recommends that the Board looks into the reserves as they are currently lopsided. The Board agreed that they could use some funds toward the drainage and would allocate fund balances for the 2020 budget.
- **Concrete Driveway/Walkway Replacement** – S. Elmore stated that the Board is reminded that an approved list of driveways should be developed so that bids can be obtained and the driveways installed prior to the Fall season. The Board confirmed that they will start reviewing the driveways to come up with a list for Management.
- **Gutter Cleaning** – The Board was advised that the gutter cleaning project had been completed. The Board stated that the gutters were cleaned very quickly this time.
- **Unit Insurance Amendment** – S. Elmore stated that the Association’s attorney had recorded the insurance amendment. Management stated that Management will now be sending notices to all unit owners regarding submitting a copy of a current certificate of insurance denoting the unit replacement cost.
- **Milieu Landscaping** – S. Elmore stated that a copy of Milieu’s Proposals for several projects within the Association was included in the management report. The Board confirmed that they would prefer to wait for Leslie to come back to discuss.
- **Census Card Notices** – S. Elmore stated that the census form fines on on-going.
- **Proposed Amended Rule** – Truck Revision – S. Elmore stated that per Management’s emails regarding the revised rule the Board will have to make a motion to approve the draft as there was not a unanimous decision by the Board.

Motion – Motion made by P. Chandler to approve the mailing of the Proposed Amended Rule with the corrected spelling of ATV. Seconded by J. King. Motion unanimously approved.

***Bloomfield Club II
Meeting Minutes***

- **Drainage Inspection** – S. Elmore stated that he had attached in the management report a copy of J. Doland Engineering proposal relative to drafting specifications for a resolution for several drainage areas. The Board asked if Doland could get the entire package together and send to the Village so that way the Association can get this project finalized. The Board agreed that this is something that needs to be done.

Motion – Motion made by P. Chandler to approve the drainage project proposed by Doland Engineering and to present it to the Village for approval once the drawings have been approved by the Board, and to accept Doland’s proposal. Seconded by J. King. Motion unanimously approved.

- **Coach Light Replacement** – The Board stated that they wanted to start reviewing the replacement of the coach lights using units with sensors that would operating the fixture automatically. The Board also felt that any new fixtures should also use an LED bulb that would minimize electrical usage and costs. The Board will discuss when the replacement program would start which would be based on the cost of the new fixtures and the labor to install them. Management asked if the Board would want to move forward with the requirement that the Association make owners keep the light on at dusk to dawn. If the owner does not keep the light on then they would be fined. Currently, Bloomfield Club III does this. Management will shop around for the lights. The Board agreed to include this rule change along with the other rule changes being sent to the Membership.

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

- **Diomar** – Board stated that the door the Association picked out for this exterior modification request stands as is. If the owner does not want to go with the Approved door by the Board, the Owner would have to submit another exterior modification request for Board review. The Board stated that the rule for the new approved door should be added into the rules.

<u>Sales-</u>	<u>Unit Address</u>	<u>Sale Price</u>
	160 Springdale	\$285,000

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

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

Unfinished Business: No unfinished business.

***Bloomfield Club II
Meeting Minutes***

New Business-

- J. Chranko stated that he read in the newspaper the other day that if an owner wants to put a solar panel on the roof, then the Board is required to approve it. Management will look into this by contacting the attorney because this would change the structural appearance of the Association.
- **Recreation Association** – J Chranko stated they are having a meeting in regards to changing out the tennis courts, and talk about adding some landscaping at the front entry.
- There is a pool party at the Recreation Association on the 26th of June.

Committee Reports – No committee reports.

Adjournment-

Motion- Motion was made by P. Chandler to adjourn the meeting at 7:56 pm. No executive session was held. Seconded by J. Chranko. Motion was unanimously approved.

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