**BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**June 23, 2021**

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, June 23, 2021, at 7:00 PM at the Bloomfield Club Recreation Facility.

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

J. Chranko, Vice President

T. Galles, Treasurer

R. Cascio, Secretary

S. Elmore – EPI

Absent: L. Eskildsen, Director

**Guests**: Dwight Anderson, Beary Landscaping, attended the meeting to provide an update and respond to homeowner’s complaints. Homeowners complained about trimming, grass in driveways, lawn mower ruts in lawn. Management will notify homeowners by email that they should put a flag in the beds wherever they don’t want the landscaper to touch. Pink flags can be picked up at the clubhouse. The landscaper will wait a week to prune until the notice is sent out.

**Minutes**:

***Minutes: T. Galles made a motion to approve the May 26, 2021 minutes. Seconded by J. Chranko. Motion unanimously approved.***

**Treasurers Report** – T. Galles presented the financial report for May 31, 2021

Total Checking & Savings $958,101.76

Total AR & Other Assets $ 37,515.10

Total Current Assets $995,616.86

Total Liabilities (AP & Other Liab) $ 21,753.06

Total Equity $973,863.80

Total Liabilities & Equities $995,616.86

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

**Management Report** –

* **Drainage Project**– Discussion was held regarding completing phase 2 (between Springfield & Benton) and phase 3 (Springdale & the west berm). S. Elmore recommended having New Dimensions submit drawings to the Board for review and if approved submit the proposal to the Village for a new permit. If the Village approves phase 2 and 3 and Sam (New Dimensions) keeps the price the same, management recommended to proceed with the drainage work based on the prior work which was showing all of the drainage functioning properly. The Board requested management to get a proposal from New Dimensions for review at the July meeting.
* **Exterior Painting** – S. Elmore received bids ranging from $20,000 to $35,000. He will also get a bid from the painter that is currently painting the clubhouse and asked the Board to look at their work on the clubhouse in the meantime.
* **Strip Center Data** – The fence behind the strip center covers the north and west side of Benton Lane and Springfield. The Board received an opinion from the Association’s attorney that the Association cannot repair the fence or install a new fence because the fence is not on the Association’s property. The attorney also stated in his opinion that the Association could not build their own fence along that area as those parcels are on individual owner’s property and the Association has no standing to build on those parcels. S. Elmore will talk to the strip center owner again and ask that he put something at the bottom of the fence to keep debris from blowing underneath onto BC2 property.
* **Driveway Inspection** – Management was given approval for the list of driveways to be done this year that were included in the management report. S. Elmore stated that the homeowner that put a coating on her driveway on Clubhouse Drive had a new driveway poured at her expense and that she will be responsible for the driveway in the future. The homeowner will have it recorded on her title.
* **Tuckpointing Bids** – S. Elmore reported that the tuckpointing work has begun. Two or three chimneys needed to be tuckpointed down from the chimney down once the weather clears.

**Inspection Report** – S. Elmore discussed the inspection report. Discussion regarding cleaning the mold from the north side of the building was tabled.

**Committee Reports** –

* **Landscape** – No report
* **Architectural** – No report

**Unfinished Business:** All unfinished business was discussed.

**New Business:** No new business was discussed.

**Recreation Board Report** – J. Chranko reported that the pool is open, and wristbands will be required. The multi-use court is doing well. A notice was put in the newsletter regarding leagues for pickleball but there was no response. Indoor pool deck will be retiled in the fall. The knee wall at the entrance was rebuilt.

**Homeowner Forum** –

Owner asked for an update on the ice damming. S. Elmore will look at the ventilation and insulation in the unit.

**Adjournment**-

***Motion – T. Galles made a motion to adjourn the meeting to Executive Session at 7:52 pm. Seconded by J. Chranko. Motion unanimously approved.***

***Motion – J. Chranko made a motion to adjourn the meeting at 8:16 pm. Seconded by R. Cascio. Motion unanimously approved.***

***Respectfully Submitted,***

***EPI Management Company, LLC***