

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

June 26, 2019

The Board of Directors Special Insurance Amendment meeting of the Bloomfield Club II Townhome Association was held on Wednesday June 26, 2019 at 7:01 PM at the Bloomfield Club Recreation Facility.

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

Absent:

Guests – No Guests

Minutes-

Minutes – P. Chandler made a motion to approve the May 29, 2019 minutes. Seconded by J. Chranko. Motion unanimously approved.

Open Forum – (Owners)

- **Owner** – Stated that Leslie requested that the owner plant a bush or two to be planted in front of the A/C unit, and the owner does not agree because this will damage the A/C unit. The Board of Directors questioned the items that the owner already planted, items that were not approved, the owner stated he received previous permission and the work was done.
- **232BL** – Owner stated that he received a letter to remove/replace the dead bush in the rear by the end of July. Owner stated there was no form attached to the letter, and wants to know what bush the letter was referencing too. Leslie agreed to go to the unit to notify the owner of what bush to remove/replace.
- **223BL** – Owner requested an extension for his landscaping request. Board granted 15 days.
- **176SL** – Owner does not see the need for a fine and requirement to keep the coach lights on after dusk-dawn. The Board stated the cost will be very minimal and that the Association will pay for the Fixtures and LED light bulbs which will last about 10,000 hours or about ten years. Owners would be required to replace the bulbs, and pay for the electricity once the new fixtures were installed. Owners would have to keep the lights on in the ON position in their units but the lights would go on and off due to the installed sensor on the lights. The Board also notified the owners that this would prevent crime and also help people see the addresses at night and help enhance the appearance of the property during night time hours.

***Bloomfield Club II
Meeting Minutes***

- **162BL** – Owner questioned how to stop animals from getting into the attic or into the venting. The Association cannot keep them from getting in, but recommended to the owner that a trapper be hired to remove the animal(s) and then install a heavy screen inside the venting fixture.
- **Unknown Owner** – Owner does not agree with the proposed rule for the vehicle rule change. The Board stated that if the truck or car does not fit in the garage, then this would be against the rules. The Owner stated that his truck does not fit in the garage, so he does not believe that it is fair to be fined daily because of this proposed rule.
- **Unknown Owner** – Owner stated that what happens if she has an emergency call for plumbing and there is a commercial vehicle in the driveway. The Board stated that commercial vehicles that were on the property to make service calls for unit owners are essentially exempt from the rule as long as the vehicle is removed once the service call has been completed.

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

Total Assets	\$ 879,877.03
Total Liabilities	\$ 27,604.49
Total Equity	\$ 852,272.54
Total Liabilities and Equity	\$ 879,877.03

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

Management Report -

- **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. P. Chandler gave S. Elmore a driveway list for review from her. The Board is still reviewing and finalizing their lists for Management.
- **Insurance Certificates** - S. Elmore stated that attached is a copy of a notice sent to all Members reminding them that a certificate of insurance has to be sent to the Association to insure that all townhome units are insured at all times.
- **Milieu Landscaping** – S. Elmore reviewed a copy of Milieu’s signed proposal which was attached to the management report for seeding of 154 & 156 Benton Lane and a weeding proposal for the common area and unit beds in the amount of \$16,200.00. Mr. Elmore noted that Milieu’s complete contract in 2017 was \$57,600.00 including weeding. The current cost would be \$72,400 + \$16,200 = \$88,600.00. The Board stated that they would like to see other costs as the amount was high and Milieu did not do a good job of weeding when they were on the property before.

***Bloomfield Club II
Meeting Minutes***

- **Census Card Notices** – S. Elmore stated a copy of census card report was attached for the Board’s review.
- **Proposed Amended Rule** – S. Elmore stated that the Special Rules meeting will be held at 7PM after which the regular board meeting will be held. At the Special Rules meeting the Board should review the proposed rule with the Members and then make a motion to approve those rule the Board wants to. NOTE that any changes to the proposed rule change that was not sent out will require another sending of the corrected rule.
- **Drainage Inspection** – S. Elmore included for the Board’s review a copy of the signed contract with Doland Engineering relative to the drainage issues denoted therein. Management talked with J. Doland who has completed the drawings and will meet with J. Chranko and management prior to going to the Village to see if the Village will accept the engineer’s recommendations.
- **150 Springdale** – S. Elmore included a copy of the proposal from Atlas Restoration regarding the foundation settlement at 151 Springdale in the amount of \$13,520.00. A diagram denoting the location of the piers was also attached. It was noted that the “new” piers are towards the front of the unit which did not have an issue back in 2016.
- **Coach Light Replacement** – Mr. Elmore reviewed the proposed new fixtures that were brought to the Board meeting. Each of the proposed lights had sensors on them which would turn the light bulbs on and off automatically from dusk to dawn. Mr. Elmore also attached a calculation of the actual cost to run a 14W LED bulb for 10 hours a day and that the cost would be about \$6.44 per year for one fixture. The cost to run a 75W incandescent bulb for one year at 10 hours per day at a rate of \$0.06723 per KWH would be \$18.43 a year or times 4 fixtures the cost would be \$73.72 per year or \$6.11 per month which is why the Association is now using all LED bulbs. The Board selected one fixture to have installed with one fixture having a 60W LED and the other fixture having a 75W LED so that the difference in the light appearance could be determined.

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

<u>Sales-</u>	<u>Unit Address</u>	<u>Sale Price</u>
	192 SL	\$275,000
	179 BL	\$299,900
	158 BL	\$315,000
	202SL	\$267,000

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

Unfinished Business: No unfinished business.

New Business- There was no new business.

***Bloomfield Club II
Meeting Minutes***

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***