

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

July 24, 2019

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday July 24, 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 – J. Charanko made a motion to approve the June 26, 2019 minutes. Seconded by P. Chandler. Motion unanimously approved.

Open Forum – (Owners)

- **202SL** – Owner stated he received a violation letter for bricks by the chimney, and this does not belong to him. The Board confirmed this would be reversed from his account. The owner stated he received another violation for landscaping. It was noted that the rear bush by the chimney was falling over and since it was missed on the inspection report would be removed at EPI Management Co., LLC's cost. The replacement of the bush would be the unit owner's.
- **144BL** – Owner stated she just bought the unit and asked how she could access the buffalo box. The Board stated she had to speak with the Village. Owner asked if she could put up a privacy fence, and the Board stated they would review the area once she submitted an exterior modification form.
- **198BL** – Owner asked if the Association was going to move forward with the drainage as the water floods his rear unit. The Board stated that the drainage plan will address this issue. The owner is concerned with the grass and stones that will be installed after the drainage. The Board and Management stated that this will all be addressed once the drainage is complete.
- **Owner** - Owner stated she knows someone who works at Home Depot and she would be willing to do further research for the Board on the cost of the light fixtures. Owner asked if she could have the number from the light fixture that the Association already chose which the Board provided.

***Bloomfield Club II
Meeting Minutes***

- **Owner** – Owner asked if the new coach lights will go on and off auto at dusk and dawn. The Board stated that there is a sensor in the lights which will go on at dusk/dawn. P. Chandler stated that L. Eskildsen already installed one of the new coach lights and that any homeowners could come by and look at the units. L. Eskildsen stated she also had a sensor on her garage, and she was able to change the sensor to have it programmed for light instead of a time frame.

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

Total Assets	\$ 894,601.59
Total Liabilities	\$ 22,413.51
Total Equity	\$ 872,188.08
Total Liabilities and Equity	\$ 894,601.59

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

Management Report –

- **Concrete Driveway/Walkway Replacement** – S. Elmore stated that a copy of the bid specifications for the replacement of the driveways in 2019 was attached for review by the Board which also denoted which driveways are to be replaced (includes sidewalks).
L. Eskildsen stated that she believes that the Association should cut down both trees that are causing a trip hazard in two different driveways where the drives are to be replaced, and charge back the homeowner half the cost. The Board agreed to have Management send a letter to all (4) units notifying them of this. Both of these driveways will be included into the proposal. The grass will be restored in the Fall/Spring 2020.
- **Insurance Certificates** – S. Elmore stated that a copy of the Certificate of Insurance report denoting the status of the certificates received by management was attached to the report.
- **Landscaping** – S. Elmore reviewed a proposal for Weeding at a cost of \$13,000 for the entire property and all beds. Also attached was a copy of the landscaping violation report provided by the Landscaping Committee. This would be at least for a weekly basis through September.
The Board agreed that anything listed on the contract should be discussed directly with the landscaping company to be completed before payout. Brian was not present for the Board Meeting as the Company was to be present.
- **Census Card Notices** – S. Elmore stated that a copy of census card report attached for the Board’s review.

***Bloomfield Club II
Meeting Minutes***

- **Proposed Amended Rule** – S. Elmore stated that a copy of the vehicle rule change notice that was mailed to all Association Members was attached to the management report showing that proper notice was served.

Motion – Motion made by L. Eskildsen to approve the proposed rule for the vehicles as presented. Seconded by J. King. Motion unanimously approved.

- **Drainage Inspection** – S. Elmore stated that a copy of the final drainage plans for the property per the meeting J. Chranko and Management had with Doland Engineering was attached to the report for further review by the Board. These specifications will be bid out once J. Doland has presented a copy to the Village and obtained their approval of the specifications.
- **150 Springdale – Foundation Repair** – S. Elmore stated that the Board is advised that Atlas has scheduled the foundation stabilization for August 19, 2019.
- **Coach Light Replacement** – S. Elmore stated that per the Board’s request two fixtures had been installed at L. Eskilson’s unit, one fixture has a 60W LED bulb and one fixture has a 75 W LED bulb. The Board was requested to review these two fixtures/bulbs and advise management which bulb should be used.

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

<u>Sales-</u>	<u>Unit Address</u>	<u>Sale Price</u>
	186SL	\$230,000
	194SL	\$283,000
	180SL	\$271,000

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

Unfinished Business: No unfinished business.

New Business- There was no new business.

Committee Reports – No committee reports.

Adjournment-

Motion- Motion was made by P. Chandler to adjourn the meeting at 8:00 pm. No executive session was held. Seconded by J. Chranko. Motion was unanimously approved.

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