**BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**July 28, 2021**

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, July 28, 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

 L. Eskildsen, Director

 S. Elmore – EPI

**Guests**: No guests were scheduled.

**Minutes**:

***Minutes: L. Eskildsen made a motion to approve the June 23, 2021 minutes. Seconded by J. Chranko. Motion unanimously approved.***

**Treasurers Report** – T. Galles presented the financial report for June 30, 2021

 Total Checking & Savings $ 973,149.79

 Total AR & Other Assets $ 16,788.27

 Total Other Assets $ 15,196.83

 Total Current Assets $1,003,134.89

 Total Accounts Payable $ 8,467.24

 Total Current Liabilities $ 17,829.30

 Total Equity $ 985,305.59

 Total Liabilities & Equities $1,003,134.89

***Motion: T. Galles made a motion to approve the Treasurer’s Report for June 30, 2021. Seconded by R. Cascio. Motion unanimously approved.***

**Management Report** –

* **Drainage Project**– S. Elmore received bids from New Dimensions for the remaining half of project 3 in the amount of $21,850 (original bid for whole project was $22,675) and project 4 in the amount of $39,250 (original bid was $42,925). Management was directed to contact New Dimensions to review their proposals based on the funds previously paid to them. Management recommended that the Board meet with Sam and Nancy from New Dimensions to discuss the bid for project 3.
* **Exterior Painting** – S. Elmore received a bid from Complete Painting and Restoration who painted the clubhouse facility and did a good job.

***Motion – J. Chranko made a motion to approve exterior painting by Complete Paint in the amount of $24,000. Seconded by T. Galles. Motion unanimously approved.***

* **Driveway Inspection** – The Board reviewed the bids obtained by management for the replacement of the driveways and sidewalks for 2021.

***Motion – Motion by L. Eskildsen to approve Pressa Construction in the amount of $39,500 for driveway & sidewalk replacements. Seconded by R. Cascio. Motion unanimously approved.***

**Inspection Report** – S. Elmore discussed the inspection report.

* 144 Benton Lane – Letter to be sent to homeowner approving his divider fence that will model the other fences that have been installed throughout the property.
* 207 Springdale Lane – Letter to be sent to homeowner that they need to plant 4-5 bushes in the corner bed. Bushes were taken out but they haven’t submitted a landscape form.
* 195 & 197 – Letter to be sent to remove the dead evergreens and submit landscape form with new plantings for approval.

**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** – No report was given

**Homeowner Forum** –

Owner complained about the landscaper and tire marks they leave on the driveway when the mower turns around. She also complained that they didn’t trim her bushes. Owner also said that her garage door should have been replaced and has not been. Owner stated that the garage door is a metal door but is not insulated like the newer replacement doors. S. Elmore stated that he would look at the door to see who replaced it as the Association only replaced the original wood doors.

Owner asked about painting metal chimneys that were last painted years ago.

Owner asked about pitting and chunks missing in her driveway that is 2-3 years old. S. Elmore will look at it to see the extent of the pitting.

Owner asked about ice damming that she’s had the last two years. The Board authorized Management to inspect that portion of the roof and make whatever repairs were necessary.

Owners asked about replacing a bush and was told to contact the landscaper to take it out and submit a landscape modification form for approval.

**Adjournment**-

***Motion – J. Chranko made a motion to adjourn the meeting to Executive Session at 7:54 pm. Seconded by T. Galles. Motion unanimously approved.***

***Motion – L. Eskildsen made a motion to reconvene the meeting at 8:15 pm. Seconded by J. Chranko. Motion unanimously approved.***

***Motion – R. Cascio made a motion to adjourn the meeting at 8:15 pm. Seconded by T. Galles. Motion unanimously approved.***

***Respectfully Submitted,***

***EPI Management Company, LLC***