

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

August 26, 2020

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, August 26, 2020 at 7:00 PM at the Bloomfield Club Recreation Facility.

Attendance– Present: P. Chandler
J. Chranko
L. Eskildsen
J. King
R. Cascio
S. Elmore – EPI Management

Guests: There were no guests scheduled.

Minutes:

Minutes: J. Chranko made a motion to approve the July 22, 2020 minutes. Seconded by P. Chandler. Motion unanimously approved.

Treasurers Report – J. King presented the financial report for July 31, 2020

Total Checking & Savings	\$879,769.87
Total Accounts Receivables	\$ 20,868.60
Other Current Assets	\$ 5,256.16
Total Assets	\$905,894.59
Total Liability	\$ 15,908.56
Total Equity	\$889,986.03
Total Liability & Equity	\$905,894.59

Motion: P. Chandler made a motion to approve the Treasurer's Report for July 31, 2020. Seconded by J. Chandler. Motion unanimously approved.

Management Report –

- **Financials** – S. Elmore reported that through 7/31/20 there is a surplus of \$4,520 over the projected budget. It was also reported that \$12,000 of the Accounts Receivable balance are from two units and the Association should recapture the money when the units are sold.
- **Drainage Project**– S. Elmore presented recommendations regarding the drainage project. 1) Project 1 & 2 are complete but cancel Project 3 & 4; 2) Issue a new contract for Project 3 for the stone to be removed and sod put in; 3) Table discussion of a new contract for Project 4 until the engineer and the landscaper meet to review the drainage of the area to the west of Springdale Lane along the west berm.

***Bloomfield Club II
Meeting Minutes***

The Board directed Management to send an informational email to owners telling them that they are going to be working on the drainage underground and their yard may need to be graded.

- **Doorbells** – R. Cascio has the new modification forms for the doorbells.
- **Exterior Painting Contract** – Contract with Inside/Out Painting Company was attached for the Board's records.
- **Concrete Replacement** – Concrete driveways and sidewalks work has been started by Presta Concrete.
- **Speed Bumps** – S. Elmore reported that the Village will not allow speed bumps on Bloomfield Parkway but that the placement of a new sign is being discussed that would say Slow Down.

Recreation Board Report – J. Chranko reported that reopening the pool has been very successful and residents are abiding by the rules. Tennis courts have been paved and marking the courts will be done shortly. Fencing should be done prior to the painting of the courts. Landscaping around the work site will be done next year. Asphalt pathways should be completed by the end of September.

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

Unfinished Business: There was no unfinished business.

New Business

- **Annual Meeting** – The meeting was scheduled for November 10, 2020 P. Chandler and L. Eskildsen are up for election.
- **Budget Meeting** – The budget meeting was scheduled for 9/14.

Committee Reports – No committee reports.

Homeowner Forum –

- Owner asked about replacing the light bulbs on the new lights. The Resident was told to email Steve or Sandy at EPI with the location and the bulbs will be replaced.
- Owner asked about burying conduit for the TV cable to be run through. The Board agreed that the owner could bury the conduit.
- Owner asked about the fence behind the shopping center and recommended the Association take ownership of the fence and maintain it. The Board deferred action pending a meeting with the center's owner.

***Bloomfield Club II
Meeting Minutes***

Adjournment-

Motion- Motion was made by P. Chandler to adjourn the regular meeting to Executive Session at 8:00 pm. Seconded by J. King. Motion unanimously approved.

Executive session was called to order at 8:00 PM.

Meeting was called back into order from Executive Session at 8:07 PM.

Motion: Motion was made by L. Eskildsen to accept the rule violation recommendations. Seconded by J. King. Motion unanimously approved.

Motion – Motion was made by J. King to adjourn the meeting at 8:07 PM. Seconded by P. Chandler. Motion unanimously approved.

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