**BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**November 2, 2021**

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Tuesday, November 2, 2021, at 7:30 PM at the Bloomfield Club Recreation Facility.

**Attendance** **–** Present: T. Galles, President

 L. Eskildsen, Vice President

 B. Lindgren, Secretary

 R. Cascio, Director

 S. Elmore – EPI

 Absent: M. Castricone, Treasurer

**Guests**: There were no guests scheduled.

**Election of Officers:**

***Motion - Motion by T. Galles to accept the officers as T. Galles, President; L. Eskildsen, Vice-President; M. Castricone, Treasurer, and B. Lindgren, Secretary. Seconded by R. Cascio. Motion unanimously approved.***

**Minutes**:

***Motion – Motion by L. Eskildsen to approve the September 22, 2021, minutes. Seconded by R. Cascio. Motion unanimously approved.***

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

 Total Checking & Savings $ 985,637.21

 Total AR & Other Assets $ 26,761.10

 Total Assets $1,012,398.31

 Total Current Liabilities $ 43,605.56

 Total Equity $ 968,790.75

 Total Liabilities & Equities $1,012,398.31

***Motion – Motion by B. Lindgren to approve the Treasurer’s Report for October 31, 2021. Seconded by L. Eskildsen. Motion unanimously approved.***

**Homeowner Forum** –

The Board answered questions regarding the increase in the budget for reserve contribution, landscaping, exterior staining. Because of complaints regarding landscaping and painting, the Board increased the budget to hire a better painter and landscaper.

Siding – The aluminum siding is in great condition and there are no plans to replace it. Painting will be considered in the future.

Overflow area for snow – keep one side of the street open for moving the snow and residents use the other side of the street to walk.

The subject of the fence behind the shopping center was discussed – The Board stated that the Association does not own the property along the north side and cannot replace the existing fence according to a legal opinion obtained by the Board. The legal opinion also stated that the Association cannot build a fence on individual property owner’s property either unless there is an amendment to the Declaration to allow this variance which would take 67% of the Owner’s to approve.

Security Issues – Association stance – Ring doorbells were approved. No overhead cameras or AT&T signs are allowed in the yards of the units.

Windows – Homeowner stated that were having problem with the installation of the windows she purchased from Lowes. The Board recommended that they go back to the manager at Lowes to resolve the issue as the Association cannot get involved in individual disputes with Owners and their Vendors.

Garage Door Replacement – Homeowner can ask the Board to review their prior decision not to replace their garage door at the January 26, 2022, Board Meeting.

**Management Report** –

* **2022 Budget –**

***Motion – Motion by T. Galles to approve the 2022 Budget as submitted. Seconded by R. Cascio. Motion approved. L. Eskildsen opposed.***

* **Drainage Project**– S. Elmore reported that Project 3 has been completed. S. Elmore will do another re-inspection in November.
* **Exterior Painting** – S. Elmore reported that the painting of the buildings has been completed. Mr. Elmore will do an inspection November to ensure that all work was completed. A notice was also sent to homeowners with units that were painted to ask if there were any problems, painting missed or damages.
* **Landscaping Proposals** – S. Elmore reported that the Association has received seven landscaping proposals and is waiting for two more. Mr. Elmore recommended that the Board review the proposals, select up to three landscapers and have a special meeting with each of them to review their proposals prior to the January meeting. S. Elmore recommended a 10 day cancellation clause.
* **Gutter Cleaning** – S. Elmore reported that the gutter cleaning will be done between 11/5/21 & 11/20/21. Units with water available will have the gutters and downspouts washed. Those without water will be cleaned and will have golf balls dropped down to make sure they are clear of any blockages.

**Inspection Report** – S. Elmore reviewed the inspection report with the Board.

**Committee Reports** –

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

**Recreation Board Report** – No report

**Unfinished Business:**

* Project 4 – Specs need to be finalized after which S. Elmore will get bids.

**New Business:** All new business was discussed.

**Adjournment**-

The meeting was adjourned at 8:59 pm.

***Respectfully Submitted,***

***EPI Management Company, LLC***