

# BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

November 6, 2018

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held on Tuesday, November 6, 2018 at 7:55 PM at the Bloomfield Club Recreation Facility.

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

**Guests-** No guests scheduled

### **Minutes-**

***Minutes – L. Eskildsen made a motion to approve the September 26, 2018 minutes Seconded by P. Chandler. Motion unanimously approved.***

**Treasurers Report** – The Financial report was given as follows for the period ending September 30, 2018:

Total Assets	\$876,165.87
Total Liabilities	\$26,375.22
Total Equity	\$849,790.65
Total Liabilities and Equity	\$876,165.87

***Motion – Motion made P. Chandler to approve the Treasurers report, as presented. Seconded L. Eskildsen. Motion unanimously approved.***

### **Management Report-**

- **Concrete Driveway/Walkway Replacements-** S. Elmore presented the Board with a copy of the permit issue by the Village for the replacement of the concrete driveways and walks which changed some of the specifications in the concrete contract.
  - Concrete must be 6 inches thick ( Association’s specifications were 5 inches thick)
  - On the set back- no reinforcing mesh was allowed. (Mesh was included in contract)
  - On sidewalks no steel mesh was allowed. (Mesh was included in contract)

Replacement work was all completed. The restoration work is not completed and will not be done this year. S. Elmore stated he will hold funds until all the work is completed.

- **Doland Engineering-** Tabled until January in order for J. Chranko and J. King can be present. This is referring to the possibility of removing the berm along Springdale Drive due to causing drainage problems.

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- **Gutter Cleaning Proposals-** S. Elmore presented to the Board with bids for cleaning the gutters this fall. The cleaning tentatively will take place the third week in November 2018. S. Elmore recommended using Tobias Services.

<u>Company Name</u>	<u>Bid Price</u>
RCH Construction	\$5150.00
Construction Concepts	\$4950.00
SMS	\$4975.00
Tobias Services	\$4400.00

***Motion-Motion made by J. Ruther to approve Tobias Services for the gutter cleaning in the last two weeks in November 2018. Seconded by P. Chandler. Motion unanimously approved.***

- **Landscape Meeting-** S. Elmore stated to the Board that there will be a special meeting on November 12, 2018 to review potential landscapers for 2019. Milieu will be there at 6:00 PM and Beary Landscaping will be there at 6:30 PM and potentially three others as well after that.
- **Landscaping-** S. Elmore stated to the Board there are there unpaid landscaping invoices. One is the broad spectrum fungicide for \$1100. The all grub control application for \$1800 has not been paid. The landscape maintenance for September 2018 \$7125 has not been paid. The \$1100 and \$1800 was credited by Addlawn to the Association because of the non performance from Green Horizon contract. The reaming balance of \$7125 is still in question. S. Elmore recommended not paying it all due to not being in compliance with the contract and to authorize L. Eskildsen to approve a final agreement. Add lawn was on the property in September 2018.

***Motion-Motion made by P. Chandler authorize L. Eskildsen to negotiate the final payment that goes to Addlawn with the understanding that the \$1100 and \$1800 will not be paid under any circumstances. Seconded by J. Ruther. Motion unanimously approved.***

**Rule Violations & Appeals-** Heard prior to start of meeting.

**Miscellaneous Correspondence:**

**Sales-**

<u>Unit Address</u>	<u>Sale Price</u>
146 BL	\$235,000
207 SL	\$305,000

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

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**Unfinished Business:** None

**New Business-** None

**Bloomfield Club Recreation Report –**

- Reminder to get your Christmas party tickets. Party is December 2<sup>nd</sup>.

**Adjournment-**

***Motion- Motion was made by P. Chandler to adjourn the meeting at 8:20 PM and move to executive session. Seconded by J. Ruther. Motion was unanimously approved.***

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