

# **BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION**

## **MINUTES OF THE BOARD OF DIRECTORS MEETING**

**September 26, 2018**

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held on Wednesday, September 26, 2018 at 7:03 PM at the Bloomfield Club Recreation Facility.

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

### **Guests-**

- **J. Dolan, Dolan Engineering-** J. Dolan from Doland Engineering reviewed the possibility of removing the berm along Springdale Drive and stated his concerns were along the western frontage and the way the drainage is affected by the berm. Going forward Mr. Doland stated that they will have to work with the Village to make sure whatever they do is approved and the historical integrity is intact as recommended by the Village. Doland would start with a base plan map of the entire Association showing what they actually own and all the utilities. Doland would then come up with a preliminary plan to present to the Village. The Board decided to table any further action on this matter until some of the issues with the Village could be explored further.

### **Open Forum-**

- **182 Benton Lane-** Owner wanted to know if he could start planting his bushes. P. Chandler stated he may proceed as it was all approved.
- Owner stated the lawns look terrible. P. Chandler stated the Association is transitioning now to a new landscaper which would work on the property for the remaining two months of the old Green Horizon contract. S. Elmore stated any issues the owner's may see should be emailed to EPI Management and let them know.
- Owner stated she felt that \$100 fine is a lot for not filling out a census card. S. Elmore stated they are trying to cut down on sending mass letters out and use emails to those that have them. It is also a faster way to send out information that may come up last minute. Census cards are also vital in an emergency. The census card is mandatory. The Board stated that if an Owner prefers not to fill out the online form they can mail in the census form or they can give census card to Marlene and Management will get them from her.

### **Minutes-**

***Minutes – J. Chranko made a motion to approve the August 22, 2018 minutes with added corrections that J. Ruther was absent and it was J. King that presented the treasure report and L. Eskildsen talked about the paint for the garage doors. Seconded by J. King. Motion unanimously approved.***

***Bloomfield Club II  
Meeting Minutes***

**Treasurers Report** – The Financial report was given as follows for the period ending August 31, 2018:

Total Assets	\$871,145.66
Total Liabilities	\$29,868.45
Total Equity	\$841,277.21
Total Liabilities and Equity	\$871,145.66

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

**Management Report-**

- **Budget 2019-S.** Elmore reported to the Board that the 2019 Budget has been mailed out to all the members for review.
- **Garage Door Painting-** S. Elmore stated to the Board that all of the defective garage doors have been painted.
- **Concrete Driveway/Walkway Replacements-** S. Elmore presented the Board with a copy of the contract for the concrete driveways and walkway replacements. Permits were pulled but the contractor is waiting for the Village to inspect the first driveways. The Village should be coming out Thursdays and if they do then Friday and Saturday the contractor can begin pouring the new driveways. Owners will be notified and how long the Owner must stay off of it. The Board requested owner’s that were present their opinions on the style of the concrete (California or standard). The majority agreed that the driveways should all be uniform and to keep the original style.
- **Green Horizon-** S. Elmore reported to the Board that per the Boards request the Green Horizon contract was canceled. They will finish out landscape services through September 30.
- **Landscaping Violation Notices-** S. Elmore presented to the Board with a copy of all the landscaping violations that had been issued.
- **Annual Meeting-** S. Elmore presented to the Board a copy of the notice that was sent out for the annual meeting.
- **Rules and Budget Meeting Notice-** S. Elmore presented the Board with a copy of the notice sent to all members regarding the rules and 2019 budget meeting for September 10, 2018.
- **Ombudsperson Act-** S. Elmore requested the Board’s approval for this new rule required by the State.

***Motion- Motion made by J. King to approve the Ombudsperson Act rule. Seconded by P. Chandler. Motion unanimously approved.***

- **Budget and Rules-** S. Elmore present to the Board with a copy of the 2019 budget and rule change notice that was sent to all members.

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

***Bloomfield Club II  
Meeting Minutes***

**Miscellaneous Correspondence:**

- **Pochodenko-** S. Elmore stated to the Board that this matter will be turned over to the Association's attorney.

**Sales-** No sales for this reporting period

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

**New Business-**

- **Management Agreement-** The Board stated they got bids for the Management contract. One they never heard back from and the other was a lot more than current contract.

***Motion- Motion made by J. Chranko to approve the EPI contract. Seconded by J. King. Motion unanimously approved.***

**Bloomfield Club Recreation Report –**

- Shawn Rodgers was re-elected as President of the REC Board.
- Mike Novinski retired from the Board.
- Clubhouse was redecorated.
- They are deciding what to do with the tennis courts
- Expenditures for next year have been cut back.

**Adjournment-**

***Motion- Motion was made by J. King to adjourn the meeting at 8:35 PM and move to executive session. Seconded by P. Chandler. Motion was unanimously approved.***

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