

BLOOMFIELD CLUB III HOMEOWNERS ASSOCIATION
MONTHLY MEETING
June 25, 2019

Officers

Toni Buhrke-President
Dan Dicken – Vice President
Donna Gibbons – Treasurer
Jan Bedard – Secretary
Terri Garner - Director

Call to Order (7:00 pm)

Toni Buhrke called the BCIII Homeowners Association Board Meeting to order at 7:00 pm on Tuesday, June 25, 2019

In Attendance

Dan Dicken, Jan Bedard, Toni Buhrke, and Donna Gibbons, and Terri Garner of the BCIII Homeowners Association Board and Scott Adler representing EPI Management Company.

Homeowners Open Forum (open 7:01 pm)

236 Benton – DuPass – asked about muddy area where tree was removed last year – requested that the area have grass/seed blanket installed. Also reported that the soffit above the bedroom is falling and needs repair. Discussed the possibility of organizing a petition to install Stop Signs in order to get the Village to comply. The Board explained that we have attempted on three occasions to work with th Village in an attempt to prevent speeding throughout the BCIII and our request have been denied. Also reported was a statement by the Village engineer that stop signs would become and inconvenience.

255 Benton – Dec – Reported overgrown trees.

238 Bloomfield Pkwy – Leyden – Inquired about tree trimming schedule. Presented photos for the Architectural Improvement Request that was previously submitted. Leyden also asked how the Board felt about the possibility of having a playground installed in the community, and a brief discussion ensued.

309 Lynwood Circle – Essling – Reported back yard drainage issue and peeling of garage door. The Board explained that the garage doors are the responsibility of the Homeowner if replacement is warranted.

Open Forum closed 7:26 pm

Approval of Minutes

Donna made a motion to approve the May 28, 2019 minutes, Dan seconded.

Minutes were approved.

Treasurers Report

Donna presented Financial Report. Toni made a motion to approve, Jan seconded. Treasurers report was approved.

Recreation Board Liaison Report

Jan reported that the Rec Board continues to meet with vendors regarding different options and procedures for the tennis courts restoration. They have narrowed down to two vendors and will be voting at the next Board meeting. Most likely the restoration/replacement of the courts will begin next

April, but the start time has not been finalized. She also reported that several vendors have opted not to bid on the path repairs, but Management is still trying to secure bids as the Rec Board would like the path repairs to begin this summer. Regarding the paths, Toni requested that Jan ask the Rec Board to once again contact the Leisure homes and the Village regarding their drainage issues that are causing standing water issues on the path behind BC3.

Management Report

I. Financial

Delinquency Reports were attached for the Board's review.

II. Operating

A. Rotted Wood Replacement – AAA Painting stated they will not paint the areas replaced, Management recommends having SMS paint these areas as add-ons to the painting project, the Board agreed.

B. Landscaping – tabled to New Business

C. Tuckpointing – Management has forwarded contract to Construction Concepts for review and signatures and has forwarded the additional work proposed by Soumar Masonry for quoting by Construction Concepts so that we have a comparative quote.

D. Declaration and By Laws – Management presented proposals from three attorney firms for the restatement of the Declaration and By-Laws. The Board has requested that community committee be formed with no more than 5 people beyond the Board to review and make recommendations prior to hiring the attorneys. A notice will be sent asking for homeowners interested in serving on a Declaration and By Laws review/recommendation committee.

E. Exterior Modification Request – Architectural Improvement Request for 238 Bloomfield Parkway was conditionally approved upon receipt of appropriate paperwork.

New Business

Landscaping – After the Boards walk through of the properties a list of tree trimmings and drainage issues were compiled, The Board had reviewed previous proposals for some of the work but after their walk through they had a more comprehensive list. Jan made a motion to approve the proposal for Tree Trimming \$22,500 and Drainage Issues \$6375.00, for a total of \$28875.00. \$14,100 will coming out of the landscape budget for this year and \$14750.00 will come out of reserves. Toni seconded the motion, the motion passed.

Decks Maintenance – Donna asked that Scott do an inspection of all the decks as many are looking very dilapidated. The Board does not want any fines issued for decks needing repair but would just like a comprehensive list and perhaps a friendly letter sent to the homeowner to remind them that keeping the decks maintained and repaired is their responsibility.

Old Business

Comcast – It was noted that Homeowners need to contact Comcast directly regarding burring cables since the homeowner is the one with the contract with Comcast.

321 Wedgewood modification/approval correction – Donna noted that there was a mix up in the approval verbiage as both the deck and the patio door had been approved at two separate times.

Foundation Issue – Toni asked for an update.

The June 2019 Bloomfield Club III Homeowners Association adjourned at 8:04 p.m.