

BLOOMFIELD CLUB III HOMEOWNERS ASSOCIATION
MONTHLY MEETING
February 26, 2019

Officers

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

Call to Order (7:02 pm)

Dan Dicken called the BCIII Homeowners Association Board Meeting to order at 7:05 pm on Tuesday, February 26, 2019

In Attendance

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

Homeowners Open Forum (open 7:06 pm)

323 Wentworth – Tom Lawler reported that he recently has All-side replace his windows. All-side's new policy is that they require full payment before they will order the windows. So far Tom is very happy with the windows. EPI will look into other vendors offering more reasonable payment terms and not requiring 100% payment up front.

Open Forum closed at 7.12 p.m.

Approval of Minutes

Donna made a motion to approve the November 27, 2018 minutes, Terri seconded. Minutes were approved.

Treasurers Report

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

Recreation Board Liaison Report

Jan reminded board members of the upcoming Champaign Brunch on Sunday March 24th between 11:00 am -1:00 pm. Tickets are required and must be presented at the door (so they can determine how much food is required) and can be picked up at the Clubhouse. The Children's Easter Open House is Saturday April 13th from 11:00 -12:30. There will be an Easter Egg hunt and the Easter Bunny will be present.

Resident children are no charge and guest children are \$3.00 each. Please RSVP and pick up tickets at the Clubhouse.

Jan also reported that bids have gone out for the repair and repaving of the walking paths. The repairs will be split between this year and next year due to budgeting constraints.

Management Report

I. Financial

Delinquency Reports were reviewed.

II. Operating

A. Foundation Concerns and Drainage – Bela Plumbing was out again to finish his inspection and his report does not state any blockages were found in the drain tile. He does state that the downspout at the rear of 318 is not draining water from the building and therefore allowing it to pond and soil to sink. Bella confirmed the sump pump and downspouts discharge toward the walk along Butterfield from the units in the building. They also confirmed the sump pump lines and downspouts for 314 and 316 are tied into the same drain tile as 318 before discharging into the storm sewer between 318 and 316. Bella's only recommendation is to have the downspout at 318 extended and the area re-graded by a landscaper. The board instructed Management to get pricing from landscapers.

B. Landscaping – The board approved hiring New Dimensions for landscape maintenance for 2019 and 2020. Approval was pending the agreement of New Dimensions to suggested terms and conditions of the Board and EPI Management and New Dimensions agreed to the conditions and terms. Terri made a motion to accept New Dimensions for the landscape maintenance for 2019 and 2020, Donna seconded, motion passed. EPI was directed to issue a cancellation letter under the terms of contract to Cypress Landscaping.

C. Windows – Tabled until next meeting.

D. 287/289 Benton Fence – The owner states that the fence is to be replaced at the cost of the homeowner prior to either of the units being sold according to a verbal agreement with the Board of Directors in 2006. The fence had been removed in 2006 per the 287/289 homeowners request since both owners were related.

Misc. Correspondence

None

New Business – None

Old Business – None

The February 2019 Bloomfield Club III Homeowners Association adjourned at 7:45 p.m.