

**BLOOMFIELD CLUB III HOMEOWNERS ASSOCIATION**  
**MONTHLY MEETING**  
**October 22, 2019**

**Officers**

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

**Call to Order (7:00 pm)**

Dan Dicken called the BCIII Homeowners Association Board Meeting to order at 7:00 pm on Tuesday, October 22, 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)**

Lawler – 232 Wentworth – Reported that since the painters were at his unit there is a problem with his outside outlets. He is closing on his home and would like these checked and fixed if the painters caused the problem prior to the sales closing. Also noted that trees in the back of his unit have not yet been pruned.

317 Collins – Owner reported that the comcast wire has been buried and the problem is rectified. Claims she never got first warning letter and asked for fines to be waived.

Kramer – 307 Wedgewood – Reported that they have met with their landscaper who said they should wait until the Spring to replace dead bushes. Claims that they never received the first two letters and asked that fines be waived.

Open Forum closed 7:11 pm

**Approval of Minutes**

Donna made a motion to approve the September 24th minutes, Toni seconded.  
Minutes were approved.

**Treasurers Report**

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

**Recreation Board Liaison Report**

Jan reported that at the Rec Board's proposed budget passed and that the Rec Board will be increasing their dues by \$4.00 per month. She also reminded everyone of the holiday party, which is scheduled for Sunday, December 8<sup>th</sup>. Please let Marlene know if you are planning to attend.

**Management Report**

**I. Financial**

**A.** The 2020 proposed budget was reviewed. The budget includes the \$4.00 increase from the BCRA, which would bring monthly assessments to \$293.00. A discussion about the shortage in BC III's proposed budget

concerning the reduction in the reserve funding and the landscape enhancement line items. Toni made a motion to increase the BC III proposed budget by \$2.00 and to but the extra funds (\$2544.00/year) towards landscaping enhancements. Donna seconded and the motion was approved.

**B. Delinquency Status and Fines – Discussed in Executive Session**

C. Bank Fees – The Board has been concerned about the excessive bank fees and asked that EPI Management look into the reason for such excessive fees. Management has determined that by switching accounts to First Midwest Bank the fees could be lowered by over 65%. The Board directed Management to check fees at local Bloomingdale banks to make sure rates are not the same or lower than First Midwest Bank and if fees are the same or lower to move our Association's accounts to a local Bloomingdale bank, and if rates are higher than First Midwest Bank, to move forward and move the Associations accounts from 5/3 Bank to First Midwest Bank. The Board also would like to investigate using a broker to invest funds, laddering them in various CD's so that funds remain available as needed, but at least some interest is earned. The Board directed Management to get the contact information for Edward Jones, the company that BCRA and BC II use and to set up a meeting with the representative from Edward Jones and the Board.

**II. Operating**

- A. Snow Removal – New Dimensions confirmed the costs charge for plowing over the seasonal cap, 36" blizzard clause, are charged per push. Dan made a motion to accept the New Dimensions plowing contract for the 2019-2020 season. Donna seconded and motion was approved.
- B. Exterior Painting – Management reported that four of the five buildings scheduled for this year have been completed. The final building is to be completed within the week, weather permitting. The units where siding was replaced and not painted will be addressed after the last building is completed as well as the rotted soffit at 317 Wedgewood.
- C. Landscaping – Management reported that New Dimensions has confirmed that the tree at 262 Benton was trimmed as part of their trimming process, but they also confirmed that the tree is diseased and will eventually need to be removed. Management reported that New Dimensions also inspected the rear of 319 Lynwood in response to their request for seeding. Considering that a new patio is being installed, New Dimensions recommended this area be addressed next year. The Board has tabled both items until next Spring and will address both at the time of their Spring walk through. The Board had approved the New Dimensions proposal for the reconstruction of the failing retaining wall at 230 Bloomfield Parkway. Management reported that the work was completed this week and that the wall looks good.
- D. Management Agreement – Management reported that their contract that ended December 31, 2018 had never been officially renewed. Management request that the two year contract from January 1, 2019 – December 31, 2020 at a fee of \$1522.33/month be renewed. Toni made a motion to accept the renewal agreement. Dan seconded and the motion was approved.
- E. Exterior Modification Request – None submitted for this period.

**New Business**

None

**Old Business**

Donna brought up the issue regarding the leaning fence on Wedgfield Lane. Management reported that there is one post that needs to be repaired and that according to the BCRA management representative (Steve) the post will be repaired by the contractor who installed the fence,

**The October 2019 Bloomfield Club III Homeowners Association adjourned at 7:50 p.m.**

