

BLOOMFIELD CLUB III HOMEOWNERS ASSOCIATION
MONTHLY MEETING
August 28, 2018

Officers

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

Call to Order (7:06 pm)

Toni Buhrke called the BCIII Homeowners Association Board Meeting to order at 7:00 pm on Tuesday, August 28 2018.

In Attendance

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

Homeowners Open Forum (open 7:07 pm)

323 Wentworth – Lawler reported that the tuckpointing was complete and he is happy with the job they did.

259 Benton – Sommers complained about the property across the street from him that has had an old vent and empty flower pot in the lawn for months. Paul stated that he felt it was the responsibility of BCIII vendors to remove the trash. Paul also questioned when the painting of the white garage doors and white doors and trim would be done. Management reported that only wooden doors and trim are painted, metal doors and vinyl trim are excluded.

319 Lynwood Circle – Andrevia complained about the letter they received stating that they must remove their decorative fencing. Owner argued that it is not a fence because it is only inches high and because there is no specific definition in the Rules and Regulations, it is not a valid claim by BCIII. They also asked about the electrical switch for the outdoor lights and stated that they were not able to separately switch the fixture from inside their house. The Board stated that this issue was raised in the past and that Owners have the option to separately switch the fixture at their expense.

Open Forum closed at 7.19 p.m.

Approval of Minutes

Donna made a motion to approve the July 2018 minutes, Toni seconded;
Minutes were approved.

Treasurers Report

Donna presented the Treasurer's Report. Jan made a motion to approve the Treasurer's Report as presented, Toni seconded; Treasurers Report approved.

Recreation Board Liaison Report

Jan had nothing new to report

Management Report

II. Operating

A. Foundation Concerns and Drainage/Downspout issues – Proposals have been requested from a geotechnical engineer for a survey of the soil condition in the hope that it can be determined if there is a problem with the sewer line or other underground drain tile problems causing the foundation issues. Donna suggested that EPI specifically include a camera inspection of sewer and drain tile in the geotechnical scope of work in the proposals.

B. Siding Deterioration – Management reported that Contractors are still behind schedule and will provide quotes and so far to date has only received one quote.

C. Management reported that the work order issued to Construction Concepts to repair the rotted siding and re-secure the rear window at 232 Bloomfield Parkway was completed. Construction Concepts reported that the water made its way around the aluminum, which caused the rotted window sill, however, the deterioration was so great they could not determine the cause. The Board agreed that since the origin cannot be determined the home owner will not be charged back.

D. Tuckpointing – Management reported that the tuckpointing repairs made by Soumar Restoration are complete.

E. Exterior Painting – Management reported that SMS completed painting of units and black iron fencing.

F. Fence Repair/Replacements – Management reported that BCRA agreed to address the replacement of fences where additional deterioration is found while repairing the fences already scheduled for repair.

G. Landscaping – Management reported that second fertilizer and weed control was applied.

H. Ombudsperson Act – Management reported that the new act requires all condominium, and common interest communities to develop a Dispute Resolution Policy for disagreements between owners and the Association. After January 1, 2020, owners may file a complaint with the state's Ombudsperson if they do not agree with the association's attorney's determination. A proposed Resolution will be mailed to all owners prior to holding a Homeowner's meeting to discuss the rule prior to Board approval.

I. Exterior Modification Reports – 321 Lynwood and 308 Wentworth were both approved.

Misc. Correspondence

None

New Business – Teri brought up the idea of putting in sprinkler systems throughout the association to help with the upkeep of the lawns during the hot weather. Other Board members felt it would be a waste of the association's money because the majority of the homeowners would not take responsibility for turning them on when needed or paying for the water to water their lawns.

Old Business – None

The August 2018 Bloomfield Club III Homeowners Association adjourned at 7:45 p.m.