

**BLOOMFIELD CLUB III HOMEOWNERS ASSOCIATION**  
**MONTHLY MEETING**  
**March 19, 2018**

**Officers**

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

**Call to Order**

Toni Buhrke called the BCIII Homeowners Association Board Meeting to order at 7:01 pm on Monday, March 19, 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.

**Guest**

Alan Emody from the Bloomingdale Fire Protection District informed the board about the 2018 Bond Referendum to be voted on Tuesday, March 20<sup>th</sup>.

**Homeowners Open Forum (open 7:16pm)**

No homeowners spoke. Open Forum closed at 7:17 pm

**Approval of Minutes**

Donna made a motion to approve the February 2018 minutes, Terri 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, all in favor.

**Recreation Board Liaison Report**

Nothing new to report. Painting of Clubhouse should be finished soon.

**Management Report**

**II. Operating**

**A.** Foundation Concerns- since we have received two completely different opinions the board requested that a structural engineer look at the problem and give his opinion. The board also requested that management obtain quotes to fix the drainage issue so that when the foundation issue is finally fixed the damage doesn't occur again.

**B.** Grub Control – Donna made motion to accept Cypress Lawns proposal for grub control treatment of turf. The treatment will go down in middle to late summer and the cost of \$2800.00 is the same as it was in 2017. Toni seconded the motion, all in favor.

**C. Core Aeration/Over Seeding** – Core aeration is included in the landscape maintenance contract, but over seeding would be an extra cost of \$2400.00. The board voted not to incur the cost of over seeding at this time.

**D. Landscape Walk** – The board requested that a Landscape walk be scheduled at the very beginning of May or end of April once the trees and bushes start to leaf.

**E. Exterior Painting** – Management reviewed the contracts for exterior painting dating back to 2013 and confirmed those contracts also did not include the painting of steel doors but does include the black wrought iron railings/fence. The scope of work requires the contractor to “paint all wooden surfaces, gas meters, electric meters, fencing, plastic trim by the front and rear doors, wooden window trim and wooden window sashes. SMS will go back and paint they items that should have been included per the contract. The cost to add the painting of the front entry doors and garage service to the new contract would be an additional \$1280.00. Since this is the last year of the current contract we will finish out the contract with the last few units that still need painting and then the new contract will add the front doors.

**F. Modification Request (303 Wedgewood)** for installation of new satellite dish on the chimney in place of current satellite dish. The board request the information that compares the size of the current dish to the new dish and also requested that a new written modification request be completed, showing the installation company including their insurance requirements.

#### **Misc. Correspondence**

Letter went out requiring owner to remove the dead arborvitae bushes per the signed agreement that was made when the bushes were planted. Replacement is allowed only after the owner submits an Exterior Modification Form

**New Business** - None

**Old Business** – None

**The March 2018 Bloomfield Club III Homeowners Association adjourned at 8:21pm**