

BLOOMFIELD CLUB III HOMEOWNERS ASSOCIATION
MONTHLY MEETING
Via Video & Audio Conference Call
May 26, 2020

Officers

Dan Dicken-President
Jan Bedard – Vice President
Donna Gibbons – Treasurer
Debra Kennedy – Secretary
Terri Garner - Director

Call to Order (7:00 pm)

President Dan Dicken called the BCIII Homeowners Association Board Meeting to order at 7:06 pm on Tuesday, May 26, 2020.

In Attendance

Dan Dicken, Jan Bedard, Donna Gibbons, Teri Garner, and Debra Kennedy of the BCIII Homeowners Association Board and Scott Adler, CPM representing EPI Management Company.

Homeowners Open Forum *(via video and conference call)*

Present were:

Jeff Dec, 255 Benton Lane

Jeannette Moline, 321 Wedgewood Circle

Lakin, 314 Wentworth

Debbie Lamb, 288 Benton

Jeanette Maloine requested the Board consider allowing retractable awnings over patio and decks.

Approval of Minutes

Jan made a motion to approve the February 27, 2020 minutes, Terri seconded.
Minutes were approved.

Treasurers Report

Donna presented Financial Report through April 30, 2020. Total cash assets are \$308K, total assets including account receivables and other assets is \$325K. Total liabilities and equity are \$325,998. Total checks written in April are \$8,601.36. Dan made a motion to approve, Terri seconded.
Treasurer's report was approved.

Recreation Board Liaison Report

Jan reported that as of today, Bloomfield Recreation would not be opening the pool for the summer season. The construction for the multi-purpose courts is still on hold due to excessive rain. Construction is expected to resume sometime in June once the ground is dry. The repair and refinishing of the paths behind BC3 will not take place this year due to cost of repairing drainage issues, estimated at \$20K. Repairs and painting of the clubhouse are being planned.

Management Report

I. Financial

- A.** Delinquency Status and Fines – Discussed in Executive Session
- B.** Bank Fees – EPI Management has not received confirmation from the IRS that the Association's entity type has been corrected. Once received, the new bank accounts will be opened.
- C.** Investments – Information from Edward Jones regarding investor rights was submitted for review by the Board.
- D.** Insurance Renewal – EPI presented the Board with a summary of insurance proposals for the upcoming May 30th renewal. Donna made a motion to approve the proposal from Farmers Insurance, Deb seconded. Motion Passed.

II. Operating

- A.** Exterior Painting–Buildings scheduled for this year's cycle are 12, 13, 14, 15, and 16. Buildings 15 and 16 were painted in 2018 due to extensive paint failure. It was agreed to proceed with painting as scheduled for buildings 12, 13,14, and buildings 5 & 6 would take the place of buildings 15 and 16. The Board ask that EPI remind the painters to include wooden garage doors, front doors, service doors and fences.
- B.** Census Cards- EPI provided a revised Census Card and cover letter regarding the proposed rule change. The Board approved the Census Card and letter.
- C.** Declaration Restatement- K. Jones at Keay and Costello provided a first draft of the rewritten Declaration and Bylaws. The discussion was tabled until sub-committee members were given the documents for review.
- D.** Rule Reminders-It was agreed that a reminder of the rules be sent to the homeowners.
- E.** Exterior Modification Requests
 - a.** Kramer (307 Wedgewood) In lieu of replacing bushes, the owner cut the dead branches from the bushes instead of replacing. It was agreed to see if this approach would save the bushes. Will review again in the future.
 - b.** Scott will arrange a time end of June for a walk through with the landscaper.
- F.** Inspection Report – Scott reported a few homeowners are experiencing standing water, the Board requested EPI obtain a detailed estimate on options for redirecting the water. Additionally, the Board requested estimates for cost of netting grass for areas where grass may have been damaged and is barren.

Adjournment

A motion to adjourn the meeting at 7:52 p.m. to go into Executive Session.

Motion Passed

Executive Session

The Board adjourned into Executive Session to discuss request for retractable awning, violations of rules, and home-owner's unpaid fees.

A motion was made to adjourned Executive Session at 8:26 p.m.

Motion Passed