

**BLOOMFIELD CLUB III HOMEOWNERS ASSOCIATION  
MONTHLY MEETING  
November 27, 2018**

**Officers**

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

**Call to Order (7:01 pm)**

Toni Buhrke called the BCIII Homeowners Association Board Meeting to order at 7:01 pm on Tuesday, November 27, 2018.

**In Attendance**

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

**Homeowners Open Forum (open 7:02 pm)**

264 Benton – Lisa appealed the violation letter that was sent to her. She is trying to find a company that will repair the one panel of the door that is damaged but is having difficulty since the door is so old. If she cannot repair the one door panel she will replace the entire door. She asked if we had any recommendations for repair or replacement and Dan said he would send her contact info of the company several neighbors have used. Lisa will have the door fixed or repaired by April 1<sup>st</sup>.

Open Forum closed at 7.08 p.m.

**Approval of Minutes**

Toni made a motion to approve the October 2018 minutes, Dan seconded. Minutes were approved.

**Treasurers Report**

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

**Recreation Board Liaison Report**

Jan reminded board members of the upcoming Holiday Open House on December 2<sup>nd</sup>.

**Management Report**

**I. Financial**

Proposed 2019 Budget - Jan made a motion to accept the proposed 2019 budget as was mailed to homeowners, showing a 0% increase in assessments. Donna seconded. 2019 Budgets was approved.

**II. Operating**

**A. Dispute Policy** – Jan made a motion to approve the Dispute Policy mailed to the homeowners. Toni seconded. Dispute policy was approved.

**B. Foundation Concerns and Drainage** – Bela Plumbing was out and televised the storm sewer and did find some root blockage beyond the T, but due to the snow storm they were unable to complete the drain tile inspection and could not determine how extensive blockages may exist. Bela will try and finish the inspection as soon as the snow melts a bit. If repair of the tile is needed, we will start monitoring a month before to establish a baseline measurement to try and determine if the repairs have stopped the movement of the foundation.

**C. Tree Removals/Replacement** – The dead trees have been removed and any replacements that were needed have been completed. In the areas where trees have grown, and the areas are overgrown and need thinning out replacement trees will not be planted.

**D. Landscaping** – The board is in the process of reviewing a proposal from New Dimensions for landscape maintenance for 2019 and 2020. Approval is pending the agreement of New Dimensions to suggested terms and conditions of the Board and EPI Management.

**Misc. Correspondence**

None

**New Business** – Donna reported that the No Parking sign blew down in the recent storm and need to be repaired/replaced. Scott will walk around and note the trees that have fallen from the recent storm and we will get them removed as soon as possible.

**Old Business** – None

**The November 2018 Bloomfield Club III Homeowners Association adjourned at 8:33 p.m.**