

BLOOMFIELD WEST II HOMEOWNERS ASSOCIATION

Annual Homeowners Meeting

December 13, 2021

Minutes

Call to Order, 7:03pm

Welcome and Introductions

Vince Scorsone, Abrar Masud, Steve Mertes, Cathy Bohlin, Robert Smith
2 homeowners (Denise and Leo, 1629 TEL), 1717 TEL,

Quorum Determination: Achieved

Introductions

Bob been with the association since 2006 and will retire in 2022. The board is currently searching for a new management company.

OFFICER/BOARD REPORTS

President Scorsone Report

First dues increase since 2013. Board is proposing \$198/year.
One reason for this increase is the change in management company.

Community Affairs/Volunteers

Potential ideas: Movie Night (Summer)

Secretary Bohlin Report

Overview of current vendors:

Acres – Landscaping

American Family Insurance - Insurance Company for Association

Ardel Partners - Management Company

ComEd - Electricity for monuments

Global Self Storage - storage unit for monument decorations

SCL II CPA PC Russ Cannizzo - Accountant

Tressler - Attorney

Vice President Masud Report

Website update

Outdated and unsupported.

Communication is an important part of the community. New features to increase engagement.

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Landscaping 2021

Monument Decorations coordinated by Board Member Michelle Burgess.

Acres continues to provide weekly lawn mowing and clean up from April - November

Attempts to improve curb appeal by maintaining trees, shrubs, weeds, and disease prevention.

Dead t and shrubs removed along 115th & 111th berms. Turf in place of mulch and other plantings to keep costs low and berm tidy.

Treasurer Mertes Report

Financial review of 2021

Checking: \$47,713

Savings: \$1,500

CD: \$16,557

Unpaid homeowners balances: \$6,904

Accounts Payable: \$98

Budget Review

\$500 increase in insurance.

 Umbrella policy

 Added a Suriety bond: protects board if a theft of assets were to occur.

Over-estimated management company expense.

Motion to approve the 2022 budget for \$198. (Scorsone, 2nd Mertes)

Motion to adjourn 8:12pm (Scorsone, 2nd Bohlin)