

BLOOMFIELD WEST II

HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes
Zoom Meeting
February 21, 2022

Called to Order by President Bohlin at 7:04

Present: Vince Scorsone, Cathy Bohlin, Abrar Masud, Steven Mertes, Robert Smith

Absent: Michelle Burgess

Quorum achieved.

Motion to approve the January minutes. (Bohlin, 2nd Scorsone).

Homeowner Open Forum: No residents attended

Incomplete/Old Business

1. TIAA Bank

- o Interest for 2021 applied, early withdrawal penalty applied but unexplained
- o Smith has had limited success getting TIAA to engage. Scorsone to reach out.

2. Management Company Search & Selection

- o The board reviewed the proposal from the leading candidate for management company.
- o Reviewed possible questions and modifications to the agreement
- o Discussions about deliverable expectations, reporting expectations, etc.
- o Next Steps:
 - Contact references
 - Bohlin creating template for reference questions
 - Meeting with the candidate company, ideally in person, within the next month

New Business

1. Management report

Financial

Total assessments received: \$48,809.63 ~72.9% of budget.

70% (237) of homeowners are paid in full.

142 (42%) /338 payments received via Zelle

Administrative

1 paid assessment letters

Processed Zelle and PO Box payments

Paid bills and reconciled checking and savings accounts

No Welcome Letters in last period

1 Architectural Alteration Approval

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2. Plans for 2022 spring landscape projects

- o No new discussions

3. Website Updates

- o Pressure Washing: \$160 for houses, \$60 for concrete driveways
- o Driveway seal coating – no update yet from Fireman's

4. Spring Postcard

- o Postcard for last spring has been provided to the board for review with a likely April target to send a spring postcard this year

5. Monument lighting – broken light

- o Local vendor has light in stock (Retrieved under warranty)
- o Motion to have the light repaired with the first westbound monument on 115th by Utility Dynamics Corporation (Scorsone, 2nd Mertes)

Next meeting: Monday, March 21st 7:00 PM. Zoom Meeting

Motion to adjourn open meeting: 8:02 PM (Bohlin, 2nd Mertes).