

Bloomfield Concord Condominium Association

43rd ANNUAL MEETING OF MEMBERS

Thursday, December 16, 2021

- I. Call to Order at 6:05pm on December 16, 2021
- II. Statement of Quorum - Quorum was reached of 30% of those eligible to vote
- III. Secretary Report - motion to waive reading of the minutes by Jean, seconded Felicia, motion passed
- IV. President's Report
 - A. There were two contracts that we thought would not be carried out in 2021, one was the painting of exterior wood trim and the other was the repair of the carports. The painting could not be completed due to supply issues. The carports, on the other hand, could be completed because supplies were delivered ahead of schedule
- V. Treasurer's Report
 - A. Motion to accept Felicia, second Carol Weaver
 - B. Question regarding the \$13 increase to the association fee
 - C. Income from laundry being used for what purpose, can it be used for wear and tear - currently goes toward the cost of gas to run the units and goes right into the Apartment-style units reserves, improvements needs to come from reserves
 - D. Asked for detailed budgeting monthly - Amanda will enroll Bloomfield Concord into their website app which allows co-owners to log in and check financials
 - E. Motion passed
- VI. Election of Directors
 - A. Floor opened for nominations - no nominations
 1. Felicia motioned to close, second Carol Weaver
- VII. Election Results
 - A. 2 year terms - Napper and Wallace
 - B. 1 year terms - Brotman
- VIII. Open Discussion
 - A. Would like to know when lawncare and other services are going to be occurring, better communication
 - B. Tim was asked what his responsibilities on the board include
 - C. Concerns about the security this past year, what is the possibility of installing security cameras on carports or on the property
 1. The questions that need to be answered in order to make that happen includes WiFi connection, storage of the video, theft of the cameras themselves
 2. We have looked into this before, and will look into what options there are now, as technology has changed
 3. The suggestion has been made to look into individual cameras owned by co-owners
 4. Possibly add a camera to at least the entrance

- D. Stripping the question from ASI, the black did not wear well and needs to be redone. This will be brought up with ASI at our final meeting to discuss the final payment.
 - E. Why was only one parking curb installed? The decision to install just one came down to an economic concern. It was an add-on expense - can we please reconsider having one installed in each spot (as it was before)
 - F. The point was raised about the possible staining of the new cement curbs. They seem to be collecting quite a bit of debris and could possibly be stained. We will look into getting it power washed in the spring.
 - G. Delivery trucks are having issues with turning around at the back of the association, and have caused some damage to the sod. A truck recently drove around the carports between the carports and the units in the back! We will look into installing some rocks or another barricade of some sort to prevent this.
 - H. There remains some staining on sidewalks from the work this summer. We will address it with the power washing in the spring - if it doesn't work, we will look into other options.
 - I. There is a tree growing over from Plumbrook/Kopson Ct, we need to look into getting it trimmed and should serve notice to the property owner and ask them to have it trimmed to avoid damage to our property. We need to identify the address of the property and put them on notice.
 - J. Laundry question - can the machines be upgraded, check the filters and replace. We will check with the company to see what the cost to upgrade is and will report back to you.
 - K. What are the chemicals being sprayed and can co-owners be notified when spraying is going to be taking place. Can we also be notified of what the chemicals are.
- IX. Adjournment
- A. Motion to adjourn Felicia, seconded Joan
 - B. Meeting adjourned at 7:06pm