

Bloomfield Concord Condominium Association

45th ANNUAL MEETING OF MEMBERS

Thursday, April 27, 2023  
At the Bloomfield Township Offices (Auditorium)  
4200 Telegraph Road

- I. Call to Order at 6:01pm
- II. Statement of Quorum - we have exceeded our quorum minimum and all business is legal and standing
- III. Secretary Report
  - A. Motion to accept - Michelle
  - B. Motion seconded - Pat
  - C. Discussion - none
  - D. Motion carries
- IV. President's Report
  - A. In a slight break of tradition, we will have some discussion regarding the modification of the structural beams during the President's Report
    1. We were faced with two options regarding rot that was found in the structural beams of two units. Option 1 was to leave them as they were and hope things don't get worse, and Option 2 was to cut the rot off, cap and seal, and repaint.
    2. Discussion was opened: Frank Woody was called in to assess the beams and attended the meeting to answer questions. He explained that the rot that was discovered was spongy and acts like a cancer that could spread throughout the beam and cause catastrophic damage to the affected units. The damage could not be patched as moisture would just get in and cause more damage. Any further beams that might be affected with rot will be dealt with on a case by case basis.
  - B. We admit to letting the beds around the association go unattended the last couple of years due to our road project. We are happy to report that the funds were available this year to mulch and define the beds and look forward to improving the landscaping further as funds continue to be available.
  - C. The courtyard between 330 and 340 has had some grass growth issues. Due to its location and two mature birch trees the lack of sunshine in that area has killed off the grass in that courtyard. We have contracted with our tree contractor to trim and prune the birches to allow light through, adding topsoil and grass seed soon.
  - D. Tree trimming in general will be addressed throughout the association, including pruning to allow light to get to the ground.
  - E. Window washing will take place in the next couple of weeks
  - F. The remaining dormers and beams will be painted this spring/summer as well, paying close attention to the beams.

- V. Treasurer Report
  - A. The final payments of the road project took our cash reserves from \$94,378 in 2021 down to \$16,756 at the end of 2022
    - 1. This was to cover the overages of the road project rather than adding to assessment of the co-owners
    - 2. The contract was for \$428,000 and ended up costing \$501,000
  - B. Cash reserves in December 2022 was \$16,756, as of March 2023 we are at just over \$22,000 in cash reserves.
- VI. Election of Directors - Two Directors to be elected
  - A. Nominations from the Floor
    - 1. Carol Weaver was nominated, but did not accept
    - 2. No other nominations
  - B. Introduction of Candidates
    - 1. Tim Wallace
    - 2. Jonathan Napper
  - C. Cast Ballots
    - 1. Motion to accept the slate - Pat
    - 2. Motion seconded - Michelle
- VII. Election Results
  - A. Jonathan and Tim will serve another two years
- VIII. Open Discussion
  - A. Jack would like to volunteer to assist with lighting and landscaping design and aesthetics
  - B. The question was asked about finishing the mulch, another 2-yards was ordered to finish. Felicia now has a trench in front of her bushes that was filled. The side of building 350 has turned to dirt as well, so a bit of mulch would be appreciated.
    - 1. Some drainage issues has caused some erosion of the grass
  - C. Repainting of unit will address those that are flaking, not every unit
  - D. Can we double check the mortar of the bricks and address the cracks that may be forming in the bricks or seams
    - 1. North American is coming to address cracks in the sidewalks and bricks
  - E. Can we check the slope at 360, it appears water is heading toward the building. The crack that was filled seems to have corrected the issue.
  - F. Basement cleanliness of the apartment-style units is still a concern. The quality of the work has become unacceptable to the co-owners. The question was raised if the work has become too much for Eugene.
  - G. The cleanliness of the gazebo was brought up. A recent "party" caused some damage including dumping of the ashtray buckets and breaking the lid of the rollaway trash can.
    - 1. It was proposed that events/parties of groups of 5 or more must register their use of the gazebo with the association.
  - H. Jack suggested the use of low-light grass in the areas affected by tree cover as a potential solution for the dirt spots.

- I. The trees in the yards of people on Kopson Ct continue to encroach upon our yards. Something for us to look at and see if we need to reach out.
  - J. Garbage cans should not be on the porches/front of units
- IX. Adjournment at 7:00pm