

**BLOOMFIELD CLUB RECREATION ASSOCIATION**  
**MINUTES OF BOARD OF DIRECTORS MEETING**  
**Wednesday, July 17, 2024 – *Approved: August 21, 2024***

**Present:** Jan Bedard (President), Russ Cascio (Vice President), Mary Bahr (Secretary), Paulette Wirkus (Treasurer), David Smith (Director), Paraj Mathur (Director), Tina Dunn (Director)  
 Kim Tarman (Administrator)

**Absent:** Paraj Mathur (Director), Pam Stanish (ABC Property Managers)

**Homeowners Present:** Frank Filskov, Jr. (288 Benton), Deb Filskov Lamb (288 Benton), Paula Albright (217 Benton), Kerri Fricke (215 Benton)

**I. Call to Order**

Jan Bedard called the meeting to order at 7:01 pm.

**II. Approval of Minutes –**

Motion to approve the minutes from June 19, 2024 by David Smith; Second: Russ Cascio. Approved unanimously.

**III. Treasurer' Report –**

**A.** Paulette Wirkus presented the BCRA Financial Reports ending June 30, 2024.

	<u>Jun 30, 24</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1105 Barrington Bank #8247	13,820.37
1106 Barrington Savings #4543	198,606.90
1131 Activity Checking	5,290.18
1132 Activity Petty Cash	100.00
<b>Total Checking/Savings</b>	217,817.45
<b>Accounts Receivable</b>	
1215 Accounts Receivable	15,218.00
<b>Total Accounts Receivable</b>	15,218.00
<b>Total Current Assets</b>	233,035.45
<b>Other Assets</b>	
<b>Investments</b>	
1599 Edward Jones	435,899.42
<b>Total Investments</b>	435,899.42
<b>Total Other Assets</b>	435,899.42
<b>TOTAL ASSETS</b>	<b>668,934.87</b>

**LIABILITIES & EQUITY**

<b>Current Liability</b>	
Prepaid Assessment	5,892.00
<b>Equity</b>	
Opening Balance Equity	9,052.11
<b>Reserve Fund</b>	
3340 Replacement Reserve Fund	482,231.61
3378 Retention Pond Cleanout	5,325.00
3382 Multi-Court Landscape	3,615.00
3405 Gazebo Renovation	3,242.00
3406 Exterior Electrical Repair	2,500.00
3409 Light Post Painting	15,000.00
3440 Patio Furniture Replaced/C	16,388.89
3442 Pool Equip Repl/Renew	9,075.66
3443 Dryvit Repair/Replace	25,000.00
3444 Patio&Pool Deck Crack F/C	14,000.00
3445 Concrete Ramp/West Pool ent	<u>30,000.00</u>
Total Reserve Fund	606,378.16
Net Income (YTD)	<u>47,612.60</u>
Total Equity	<u>668,934.87</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>668,934.87</u></b>

**Motion to approve Treasurer’s Report and List of Disbursements for June 30, 2024 by David Smith, Second by Russ Cascio. Approved unanimously.**

- B.** The Board directed the Treasurer to move funds from the Savings and Checking Accounts at Barrington to the investment account at Edward Jones for the purchase of 1 year and 18-month Cd’s.
  - C.** Our 2025 Proposed Budget was drafted on Thursday, June 27 and reflects an increase in monthly assessment from \$96 to \$99. The Board requested that Kim Tarman recheck pool expenses for 2025. Board members will vote, by email, to accept the 2025 Proposed Budget Draft after this review for inclusion in the Annual Meeting Call and Notice package. The 2024 Annual Meeting Call and Notice will be emailed to residents at the beginning of August. A summary of the Proposed 2025 Budget and Proxies for the Sept. 18 meeting will be included.
  - D.** The Board will vote on the 2025 Proposed Proposed Budget at the September 18, 2024 6:30 pm Board Meeting just before the 2024 Annual meeting.
- IV. Social Committee Report –**
- A.** The Summer Party and Car Show will be held on July 20. The rain date is July 27. The Party will include a petting zoo, car show, food and vendor exhibits.

B. Volunteers for clean-up are welcome.

**V. Management Report** – presented by Jan Bedard.

A. TRG is working on Dryvit repairs at the front of the Clubhouse. In doing that work, the contractor pointed out several other areas that need repair. TRG will meet with Pam Stanish and any interested Board members to review those additional repair areas.

B. PC5 has nearly completed painting of the light posts along Bloomfield Parkway, around the Clubhouse and the lanterns at the Schick Rd entrance.

**VI. Administrator's Report.** Presented by Kim Tarman.

A. House of Glass will start replacing portico windows on July 22.

B. The Health Department will be conducting the annual inspection of the pools on July 23. Platinum Pools will be on site to answer any question.

C. The windstorms last week broke two large willow branches in the pond area and snapped the small maple tree in front of the Clubhouse.

**VII. Homeowners' Forum** –

A. We still do not have consensus on the long-term disposition of the hot tub.

**VIII. Old Business**

A. Letters will be sent to 5 homeowners living along the Lynwood to Wentworth path who are channeling water from their downspouts and sump pumps onto Common Area A and over the pathway. This is causing mud and water to collect on the path and damage the pathways and the retaining walls along them. The Village of Bloomingdale Building codes state that water draining from your residence may not be channeled onto adjoining property. Homeowners are required to mitigate any damage that their runoff causes. Williamson Management (BC-I) and the BC-I Board will receive copies of the letters.

**IX. New Business – None.**

**X. Executive Session** – The next court date for the Solar Panel Lawsuit is Sept. 26. A settlement offer has been received. Board members will vote on whether to accept the offer by email.

**XI. Adjournment**

The next Board meeting is scheduled for 7:00 pm on August 21, 2024.

This meeting adjourned at 8:00.

Respectfully submitted,  
Mary Bahr