

BLOOMFIELD CLUB RECREATION ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
Wednesday, March 20, 2024 – *Approved: 17 April 2024*

Present: Jan Bedard (President), Russ Cascio (Vice President), Mary Bahr (Secretary, by teleconference), Paulette Wirkus (Treasurer), Paraj Mathur (Director), Tina Dunn (Director), Kim Tarman (Administrator), Pam Stanish (ABC Property Managers, partial)

Absent: David Smith (Director)

Homeowners Present: Mr. & Mrs. Justin Scheuchenzuber (323 Torrington)
Kerri Fricke (215 Benton), Paula Albright (217 Benton), Kathleen LaManna (252 Lynwood)

At 6:30 pm, prior to the regularly scheduled meeting, the Board met in closed session with a Homeowner to discuss problems with a rental of the Party Room. The Homeowner was not present during the whole of the party as required by the contract. The contract clearly states that the resident must be present for set-up, for the length of the party and for the clean-up. The resident agreed that she was not able to be present for the whole time period but that other residents were in attendance. The contracting resident did not inform the attendant that another resident would be taking contractual oversight responsibility for the party. The Board instructed the Administrator to withhold ½ of the security deposit. The rental contract will be amended to emphasize that the contracted homeowner be present at all times by requiring that clause to be initialed at contract signing. The Board will also review Party Room and Library rentals to evaluate the fees charged and whether we should continue to allow rentals in the future.

I. Call to Order

Jan Bedard called the meeting to order at 7:00 pm.

II. Homeowners' Forum –

A. No comments.

III. Approval of Agenda – The agenda was amended to move the Management Report to the front of the meeting so that Property Manager Pam Stanish could leave early. Motion by Russ Cascio, seconded by Paraj Mathur. Approved unanimously.

IV. Management Report – Pam Stanish (ABC Managers).

A. Renewal of BCRA's casualty and liability insurance is due on March 31, 2024. American Family has raised the premium substantially and efforts to find another company have been unsuccessful. State Farm, our former agent, declined to quote on the policy but may reconsider after BCRA has had 3 claim-free years. Other associations are also facing similar renewal price increases although ours was especially high. Pam will continue to seek quotes from other agents, but we are short on time and the prospects do not look good.

- B. New Dimensions and Presta have been asked to provide quoted for concrete work.
- C. BCRA has no record of the warranty provided by Alside for the Portico windows, which are failing. Pam is contacting Schiller Glass for a quote.
- D. Twin Brothers will finish the sealing of the asphalt pathway from Lynwood Lane to Wentworth as soon as weather allows.
- E. Quotes for cleaning and sealing of the Schick and Butterfield entrance walls will be obtained.
- F. Quotes for Dryvit repairs also need to be obtained. The front stair semicircle needs special attention. An expansion joint may be needed.
- G. The iron railing at the Schick entrance will need repairs. Quotes are to be obtained.

IV. Approval of Minutes from February 21, Meeting.

Paulette Wirkus mentioned that there was a word missing in section IX of the Draft minutes. The word "pool" will be added after outdoor.

Motion to approve with that change by Jan Bedard. Seconded by Russ Cascio. Approved unanimously.

V. Treasurer's Reports -

A. Mary Bahr read the Financial Report, as of February 29, 2024, submitted to the Board by ABC Property Managers.

The February 29, 2024 Balance Sheet shows:

ASSETS

Current Assets

Total Checking/Savings	184,060.99
Total Accounts Receivable	25,039.00

Investments

1599 Edward Jones	431,675.22
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TOTAL ASSETS

640,775.21

LIABILITIES & EQUITY

Current Liabilities

Prepaid Assessments	8,818.00
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Equity

32000 Retained Earnings (from 2023)	115,878.97
Opening Balance Equity	9,052.11
Reserve Fund	
3340 Replacement Reserve Fund	364,620.41
3373 Indoor Pool/Spa Deck Grout	2,923.58
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
3408 Library Windows	8,075.00
3409 Light Post Painting	15,000.00
3440 Patio Furniture Replaced/C	16,388.89
3441 Replace Dishwasher/Stove/R	-499.10
3442 Pool Equip Repl/Renew	-13,744.50
3443 Dryvit Repair/Replace	25,000.00
3444 Patio & Pool Deck Crack F/C	14,000.00
3445 Concrete Ramp/West Pool ent.	30,000.00
Total Reserve Fund	476,446.28
Net Income (YTD 2024)	30,579.85
<u>TOTAL LIABILITIES & EQUITY</u>	<u>640,775.21</u>

- B. At the February 21, 2024 meeting, the Board approved the following motions, which have not been reflected in the balance sheet as presented. We will work with ABC to make those changes, which include:

Motion 1: Move Accumulated Balance of account 32000 Retained Earnings to Account 3340 Replacement Reserve, Adding \$115,878.97 to Replacement Reserve.

Motion 2: Move \$50,000 to account 3442 from Acct. 3340 to fund Phase II of Pool Equip Replacement. Decreasing Replacement Reserve by \$50,000.

Motion 3: Close Acct 3373 Indoor Pool/Spa Deck/Grout move balance to 3340 Adding \$2,923.58 to Replacement Reserve.

Motion 4: Close Acct 3408 Library Windows move balance to 3340 Adding \$8,075.00 to Replacement Reserve.

Motion 5: Close Acct 3441 Replace Dishwasher/Stove/R move balance to 3340 Decreasing Replacement Reserve by \$499.10

- C. Motion to accept Treasurer's Report for Feb. 29, 2024 by Russ Cascio, Second by Jan Bedard. Approved unanimously.

VI. Social Committee Report –

- A. Plans for the Summer Party are underway. Ideas include
- A Petting Zoo and a Dog Rescue/Adoption Event if liability insurance issues can be negotiated.
 - Karaoke on the lawn.
 - A resident Vendor Fair.
 - Food vendors, like last summer.
- B. Bingo night is April 12.
- C. Bunco, Coffee/Conversations, and Book Club continue to meet.
- D. Plans for a Community Herb Garden are underway.

VII. Administrator's Report. Presented by Kim Tarman.

- A. Pump Room updates are proceeding. Outdoor pool equipment is mostly installed.
- B. Platinum Pools repaired missing indoor pool tile work.
- D. The spa continues to be a problem. Chemical levels need to be manually re-adjusted just about every time that it is used. The Board will be asked to make a decision on whether it makes sense to continue operating the spa.
- E. Our new Beary account manager is Matthew Wcislo. We have received a proposal for installation of Annuals at the Schick Entrance and in front of the Clubhouse. The plant mix is that same as last year with the addition of 2 cordylines for a more even appearance at the west side of the Schick entrance.
Motion to approve \$3,400 for annual plantings from Beary made by Mary Bahr, seconded by Jan Bedard. Approved unanimously.
- F. Beary will be looking at the hole that has appeared at the center east edge of the Multi-Courts to determine if we have a problem with the drain tile.
- G. Kim Tarman has received several quotes for security camera repairs. She recommends using SEICO because they were the most responsive and also the least expensive.
Motion to accept bid from SEICO for an amount not to exceed \$1,200 to repair the East and West side parking lot cameras by Russ Cascio, second by Jan Bedard. Approved unanimously.
- H. Attendant name plates have been purchased and are displayed at the entrance.
- I. Personal Time Off accounting has been set up with ADP, in compliance with 2024 state of Illinois mandatory PTO laws.
- J. A resident list for use during the summer Pool season has been compiled. Residents will be required to sign the *Pool Rules Affidavit and Liability Waiver* again this year.

VIII. Old Business –

- IX. New Business –** The Village has announced that they will be enforcing the ban on trash carts left outside before 6:00 pm on the day before trash collection and after 6:00 pm on trash pick-up day with a \$50 fine. A notice will be placed in the newsletter.

X. Adjournment

The next Board meeting is scheduled for 7:00 pm on April 17, 2024.
This meeting adjourned at 8:15 pm.

Respectfully submitted,

Mary Bahr