

**BLOOMFIELD CLUB RECREATION ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
Wednesday, May 15, 2024 – *Approved: June 19, 2024***

Present: Jan Bedard (President), Mary Bahr (Secretary), Paulette Wirkus (Treasurer), David Smith (Director), Paraj Mathur (Director), Tina Dunn (Director), Pam Stanish (ABC Property Managers), Kim Tarman (Administrator)

Absent: Russ Cascio (Vice President),

Homeowners Present: Mr. & Mrs. Justin Scheuchenzuber (323 Torrington), Karen Williams (307 Parkway), Sue Bolger (311 Parkway), Terri Ruberti (185 Wellington), Frank Filskov, Jr. (286 Benton), Bill Bahr (150 Greenfield), Dan Dicken (284 Benton), Paula Albright (217 Benton), Kerri Fricke (215 Benton), Diane Bednarz (256 Bloomfield Pkwy), Jeanette Moline (321 Wedgewood Circle), Bev Young (312 Parkway)

I. Call to Order

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

II. Approval of Minutes –

Motion to approve the minutes from April 15, 2024 by Paulette Wirkus, Second: Jan Bedard. Approved unanimously.

III. Treasurer's Report – Presented by Paulette Wirkus

The April 30, 2024 Balance Sheet for BCRA shows:

ASSETS

Current Assets

Checking/Savings

1105 Barrington Bank #8247	46,437.75
1106 Barrington Savings #4543	183,031.97
1131 Activity Checking	7,083.42
1132 Activity Petty Cash	<u>100.00</u>

Total Checking/Savings 236,653.14

Accounts Receivable

1215 Accounts Receivable 15,606.00

Total Accounts Receivable 15,606.00

Total Current Assets 252,259.14

Other Assets

Investments

1599 Edward Jones 432,702.51

Total Investments 432,702.51

Total Other Assets 432,702.51

TOTAL ASSETS 684,961.65

LIABILITIES & EQUITY

Current Liabilities	
Prepaid Assessments	7,236.00
Equity	
Opening Balance Equity	9,052.11
Reserve Fund	
3340 Replacement Reserve Fund	468,487.36
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	33,005.50
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	616,563.75
Net Income (YTD 2024)	<u>52,109.79</u>
Total Equity	<u>677,725.65</u>
TOTAL LIABILITIES & EQUITY	<u>684,961.65</u>

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

- A.** On April 23, 2024 Board members were asked to vote by email on the following so that repairs could be completed in time for spring annual planting:

Motion 1: Accept Arrow Masonry's Contract to repair the masonry at the Bloomfield Club Schick Entrance for a total of \$3,620. This is the repair of the damage caused by the auto accident of March 31, which has been reimbursed by GEICO and will be charged to the "March 2024 Accident Repair" account.

Motion 2: Accept Arrow Masonry's Contract to Clean and Waterproof the Schick Entrance for a total of \$1,980. This is a routine maintenance item and will be charged to Account 6026, Masonry Repairs

Motion 3: Accept Arrow Masonry's Contract to Tuckpoint, Caulk, Clean and Waterproof the masonry at the Bloomfield Club Butterfield Entrance for a total of \$2,990. This is a routine maintenance item and will be charged to Account 6026, Masonry Repairs.

Motions were presented by Mary Bahr, seconded by Jan Bedard and passed unanimously by email. All motions are ratified by unanimous vote at this Board Meeting.

- B.** Arrow Masonry has completed work at the Schick and Butterfield Entrances referenced above.
- C.** Quotes for repair of the Dryvit at the front Clubhouse entrance have been received. TRG Restoration proposed \$3,100 to close the crack on the semicircle and repair damage along the steps. Complete Painting quoted \$500 for temporary repairs. A proposal from Genesis will be coming. The Board is looking for a more permanent solution to the crack that reappears frequently at the front circle.
- D.** Schiller Glass quoted \$15,258 to repair the failing glass seals on the 8 windows in the Portico. Rainbow Glass quoted \$7,727.75. House of Glass quoted \$3,291.64. House of Glass is a local company which comes highly recommended. These quotes do not cover replacing the half-moon window. Although the glass in the original Alside windows should still be under warranty, the replacement labor is not. In addition, the original warranty documents for the windows have not been found and may not have been transferred by EPI to either ABC or BCRA. We are still investigating our options to have the original warranty cover at these seal failures.
- E.** Genesis is quoting \$18,000 to replace the concrete ramp from the West side pool gate to the Party Room Door and to repair the broken curb at the pool entrance. The contractor suggested that it might be better to spot repair the concrete ramp and then apply an epoxy coat to give it a uniform appearance. Pam Stanish is investigating further.
- F.** Other quotes for repairs to the West Pool Gate and Party Room Ramps have been received. At least one quote is outstanding. There is also a question as to whether the posts holding the West gate will be reset so that the gate closes properly. All quotes also need to address repair of the broken curb at the entrance. Genesis seems the most comprehensive but still needs further clarification so that we get the whole job done.
- G.** Genesis Construction noticed that the west side decorative wrought iron fence section along Schick Road is loose. They proposed to replace all 4 sections of wrought iron fencing for \$11,805. A closer inspection of the fencing verified that only the west side Schick Road face is loose because a bolt should secure the bottom portion of the fence to the brick post is missing. There is also significant rust damage to that one section of fence. If you did want to replace the iron work you would want to consider using aluminum rather than iron. Kim will contact Mr. Fixit to have him install the missing bolt as soon as possible. Options for repairing the rust damage or replacing that one section of the fence will need to be investigated.
- H.** Four quotes have for painting the decorative light posts on property have been received. The quotes range from a high of \$15,500 to a low of \$7,620. There is a question on whether each of the quotes covers all the same items. Two of the quotes include painting of the iron work at the Schick Entrance while the number of posts included varies from 21 to 25. Pam will send copies of the quotes to the Board and for further consideration.
- I.** Pam Stanish, ABC Property Managers notified the homeowner that the non-conforming Solar Panel installation at 158 Greenfield needed to be brought into conformance within 30 days. The installation was not done as it had been described

in the Architectural Improvement Form and documents as submitted and approved. The homeowner has rerouted the visible conduit. He has also filed a lawsuit against BCRA. Further discussion will be moved to Executive Session.

V. Social Committee Report –

- A. Garage Sale is this weekend. Signs are posted at Schick Road and at the intersection of Butterfield and Springfield. Notices appeared in the Bloomingdale Almanac and several websites. The Village will place “no parking” signs on the hydrant sides of the streets.
- B. The Summer Party will be on July 20. The rain date is July 27. They will have a petting zoo. The committee asked if Pony rides would be allowed on the lawn. That will depend on whether the ground is wet or dry. If the ground is wet, the pony ride operator will use the parking lot.
- C. Bunco will be on June 6 at 10:00 am. Book Club will meet on May 20 at 6:30 pm.

VI. Administrator’s Report. Presented by Kim Tarman.

- A. Pump Room Renovation for the outdoor pool is complete. Carlos is Kim’s hero of the month.
- B. The outdoor pool has been cleaned and is being filled. Gus the goose has tested and has approved the water. We are looking forward to the May 25 opening.
- C. The outside vents and cutouts are very industrial looking. They will be need to be painted.
- D. A toilet in the women’s locker room has been replaced for \$450, well under budget.
- E. Water will not be turned on in the downstairs kitchen this year. Because the room is not heated during the winter, we have had to have a plumber winterize the pipes each fall. This service costs about \$400 to \$500 per year.
- F. Jan and Kim held a meeting for Summer 2024 Pool attendants. 2 of last year’s attendants are returning this year and 3 new attendants have been hired.
- G. Cicadas may mess with our pool chemicals this year.
- H. There were 11 private party rentals in April and May of this year and 4 are already booked for June through August.
- I. Kim presented a quote from *Mr. Natural* for cleaning the Clubhouse carpets, including the Library, Party Room, the stairs, the downstairs and the exercise room. The price is the same as last year. Motion to approve \$681 for carpet cleaning by Mary Bahr, second by Jan Bedard. Approved unanimously.
- J. Kim stated that it was time for an annual window cleaning. *Simply Transparent* will clean the inside and outside of the Clubhouse windows, including the library window overlooking the indoor pool, they will also clean the 2 chandeliers at the entrance and replace bulbs. Motion to approve \$2,040 for an annual Clubhouse window cleaning and \$120 to clean the exercise room mirrors by Tina Dunn; Second by Paraj Mathur. Approved unanimously.

VII. Homeowners' Forum –

- A. 13 Homeowners attended this meeting.
- B. Resident Bill Bahr complimented the Board on all of the work that they do regularly for the Association. Dealing with over 1,000 residents, researching all manner of complicated issues is a difficult and demanding job. This Board is doing an exemplary job.
- C. A number of homeowners came specifically to express their support for keeping the hot tub (spa) open. At the April Board Meeting, a majority of the Board of Directors present had voted to permanently close the hot tub (spa) due to excessive cost and maintenance. Work on the pool equipment replacement project has been moving along. The new equipment for the outdoor pool has been installed and the pool is set to open on schedule. New equipment for the indoor pool has been ordered. That work will be done this summer. New equipment cost for the hot tub (spa) is estimated at \$36,000 plus permit fees and any additional expenses that might be incurred during the installation. Platinum Pools cannot assure us that chemical imbalance problems will be eliminated with the new equipment. Because the hot tub (spa) is a small body of water, held at high temperature, the chemical balance has to be checked at least twice a day and more often with heavier use. Restoring balance may require manual feeding and downtime. Platinum recommended that the hot tub (spa) be drained and refilled on a weekly schedule rather than the current biweekly drain, clean and fill. This would mean an additional 26 yearly pool visits as well as doubling chemical and water costs. At the 2023 Annual Meeting, 53 of the 437 residents responded that they would want to keep the hot tub (spa) operating. Residents who spoke in support of keeping the hot tub (spa) open saw it as a nice amenity that adds to the overall value of the homes in Bloomfield Club. Other residents were concerned that the costs associated with that one amenity would mean increased annual assessments. In their view, an increase in assessments will decrease property values more than having a hot tub will increase them. The Board will be putting together a budget for 2025 in the next couple of months. Our normal operating costs are increasing and we will be better able to see the impact of this decision.
The hot tub renovation will not be done until we make sure that the new equipment for the indoor and outdoor is up and running and we are certain that the additional investment in the hot tub is beneficial for the community.
Resident Frank Filskov also complimented the Board for all of the work they do. This Clubhouse is a big draw for Bloomfield Club. If the reality is that if the spa is a one-time investment, then we probably should keep it but if it's going to nickel and dime us in ongoing expenses we should close it down.
It's not about "I do or I don't like" the hot tub (spa), it's always a balancing act to spend the funds we have in a way that benefits the most people.
- D. Residents requested that a handicapped parking spot be designated at the front of the Clubhouse. We can put out cones to designate handicapped parking for residents during special Club events.
- E. Additional hand rails will be added at the front stairs.

VIII. Old Business

- A. BC-I has decided that they will not share in the cost to replace deteriorating railroad ties in Common Area A, along the walking path, with a block retaining wall and to repair drainage issues along that portion of the pathway. The exposed rebar has been capped. BC-I residents whose sump and downspouts are draining onto Common Area A and the pedestrian pathway will be asked to fix their run off.

- IX. New Business** – The meeting to formulate the 2025 Budget will be at **6:00 pm on June 27**. We will need contract expense estimates from our Property Manager and Club Administrator.

X. Executive Session

- A. A lawsuit pertaining to a May 14, 2022 trip and fall incident has been filed by a guest at a party hosted by one of our residents. The lawsuit is being handled by our insurance carrier from that time, State Farm.
- B. A lawsuit pertaining to a Solar Panel Installation at 158 Greenfield has been filed and is being handled by our current insurance carrier, American Family.
- C. Pam Stanish will ask our attorney to prepare an addendum to our Clubhouse requiring those renting the Party Room or Library to obtain an insurance indemnification rider for the event.

XI. Adjournment

The next Board meeting is scheduled for 7:00 pm on June 19, 2024.
This meeting adjourned at 9:00.

Respectfully submitted,
Mary Bahr