

**BLOOMFIELD CLUB RECREATION ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
Wednesday, Nov. 20, 2024 – *Approved: Jan. 15, 2025***

Present: Jan Bedard (President), Russ Cascio (Vice President), Mary Bahr (Secretary), Paulette Wirkus (Treasurer), David Smith (Director), Justin Scheuchenzuber (Director), Pam Stanish (ABC Property Managers), Kim Tarman (Administrator)

Absent: Paraj Mathur (Director),

Homeowners Present: Connie Mixter (322 Clubhouse)

I. Call to Order

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

II. Approval of Minutes –

The Draft minutes for Oct. 16, need to be amended to note that Treasurer Paulette Wirkus was absent.

Motion to waive reading and approve the minutes, as amended, of the Oct. 16, 2024 BCRA Meeting: David Smith; Second: Russ Cascio. Approved: 5 Directors present. Paulette Wirkus abstained.

III. Social Committee Report.

- A. The Adult Holiday Party is on schedule for Dec. 8. RSVPs are needed to finalize the food and drink orders. The Santa’s Open House will be on Dec. 1. Bunco will be on Dec. 12.
- B. The next Social Committee meeting is on Dec. 3.
- C. The Committee will review the dates for next year’s Holiday Parties. This year’s Dec. 1 and 8 dates seemed too early. In 2025, we should consider moving the Adult Holiday Party to Dec. 14, leaving Dec. 7 for Santa’s Open House.

IV. Treasurer’ Report –

Paulette Wirkus presented the BCRA Financial Reports:
The Oct. 31, 2024 Balance Sheet shows:

ASSETS:

Total Current Assets	205,001.25
Total Investments	444,826.08
TOTAL ASSETS	<u>649,827.33</u>

LIABILITIES & EQUITY

Prepaid Assessments	4,260.00	Corrected:
Opening Balance Equity	9,052.11	
Total Reserve Fund	607,769.16	649,001.91
Net Income (YTD)	28,746.06	-12,486.69
Total Equity	645,567.33	645,567.33
<u>TOTAL LIABILITIES & EQUITY</u>		<u>649,827.33</u>

Motion to approve Treasurer’s Report and List of Disbursements for Oct 31, 2024 by Jan Bedard, Second by David Smith. Approved unanimously.

The rate for on our saving account has dropped to 3.4%. The Treasurer was directed to move \$ 100,000 from the Barrington Savings Account to the Edward Jones Investment account. Rates have been fluctuating considerably and we need to take advantage of any upward spike to invest in CD’s earning more than the savings rate.

We are still missing the transfers to the Reserve account for July and August. There are also payments to TRG for Dryvit repairs that should have been charged to the reserve account but are in current operating costs. There are also charges for work on the Party Room ramp that should have gone to the reserve account. These need to be corrected for Year End statements.

V. Management Report presented by Pam Stanish (ABC Property Managers).

A. Board Members discussed updates to BCRA’s Rules and Regulations. The current set was last reviewed in 2021. A number of changed need to be made to account for the new management structure at BCRA as well as to incorporate changes adopted since the last update. Among the proposed changes is a change to employment policy that would allow Bloomfield Club residents who are not BCRA, BC-I, BC-II or BC-III Board members (or their family or household members) to be hired as attendants; clarification of the signs and exterior appearance sections; and addition of electronic document delivery; a change in the Clubhouse Rental Policy to require event insurance. The number of borrowed guest passes that can be used at any time will be 4. That means that each homeowner can use their 2 “unit” guest passes and borrow up to 4 more for a total of 6 guests at any one time. We will also want to add a section of the placement of security cameras, to remind everyone that they should be placed so as not to infringe on the privacy of their neighbors. Satellite dishes are allowed but should be placed so as to be minimally visible and they must be removed when they are no longer in service.

- B. The following projects were completed:
 - 1. The Butterfield wood fences were stained and repaired.
 - 2. The Iron Fence and Handrail at the West Side of the Patio were scraped and painted
 - 3. The Patio to Outdoor Pool Gate was repaired.
- C. Motion to approve payment of \$6,800 to Recon Solutions for repairs to the Women's Locker Room resulting from last month's water heater leak. Second: Approved unanimously.
- D. The retaining wall along the pathway between BC-I and BC-III has been cleaned and is now safe. Additional grading work may be done in the Spring.

VI. Administrator's Report presented by Kim Tarman.

- A. Motion to hire Platinum Pools for 2025 Pool Opening and Closing by Jan Bedard, second by Russ Cascio. Approved unanimously.
- B. Motion to approve TrueGreen for grub control by Jan Bedard, second by Russ Cascio. Approved unanimously.
- C. An Emergency Electrical Shutoff for the Pump Room was recommended by the fire marshal. Motion to approve \$3,100 to install Emergency Shutoff in the Pump room by Jan Bedard, second by Justin Scheuchenzuber. Approved unanimously.
- D. Replacing the Rowing Machine in the Exercise room will cost \$1,000 to \$1,300. Tina Dunn is investigating models. Emails will go to the Board for final approval when the right item is found.

VIII. Homeowners' Forum: No Comments

IX. Old Business - The Transparency Act requires Board Members of all Condo and CICA Associations to complete the BOIR no later than Dec. 31, 2024. Board Secretary Mary Bahr will file the report for BCRA. Current Board members must provide identification documents for the filing.

X. New Business - None

XI. Executive Session – The open meeting adjourned to executive session to discuss legal matters. No specific actions requiring a return to open session are expected.

XII. Open Meeting adjourned at 8:06 pm. The next Board meeting is scheduled for Jan. 15, 2025. There will be no Board meeting in December.

Respectfully submitted,
Mary Bahr