

**BLOOMFIELD CLUB RECREATION ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
Wednesday, Oct. 16, 2024 – *Approved: Nov. 20, 2024***

Present: Jan Bedard (President), Russ Cascio (Vice President), Mary Bahr (Secretary), , David Smith (Director), Paraj Mathur (Director), Tina Dunn (Director)

Absent: Paulette Wirkus (Treasurer), Pam Stanish (ABC Property Managers), Kim Tarman (Administrator)

Homeowners Present: Kerri Fricke (215 Benton), Paula Albright (217 Benton), Karen Williams (307 Parkway)

I. Call to Order

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

II. Approval of Minutes –

Motion to waive reading and approve the minutes of the Sept. 18, 2024 BCRA Meeting David Smith; Second: Russ Cascio. Approved unanimously.

III. Treasurer’ Report –

Paulette Wirkus presented the BCRA Financial Reports ending August 31, 2024.

The Sept 30, 2024 Balance Sheet shows:		*Corrected:
TOTAL ASSETS	<u>\$ 661,405.65</u>	<u>\$ 661,405.65</u>
Prepaid Assessments	\$ 4,038.00	\$ 4,038.00
Total Reserve Fund	\$ 594,024.91	\$ 635,257.66 *
YTD Net Income:	\$ 54,024.63	\$ 13,057.65 *
Total Liabilities & Equity	<u>\$ 661,405.65</u>	<u>\$ 661,405.65</u>

*The current report does not include expected transfers to the Replacement Reserve Fund for the months of June, July and August. Corrections are shown in the right column.

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

IV. Social Committee Report.

- A. The pumpkin carving event was a success with 30 participants. Clean-up was better than expected.
- B. The Holiday Party is scheduled for Dec. 8 and the Children's party a week earlier.
- C. The Social Committee may want to consider a 50/50 raffle at these events to help with funding.
- D. Sue Bolger and Terri Ruberti deserve special thanks for putting together the monthly Coffee & Conversations and Bunco gatherings.

V. Management Report.

- A. TRG finished the Dryvit repair at the front entrance, per their initial contract.
- B. The following projects were approved at the Special Projects meeting on Sept. 30, 2024 and will be completed before the weather turns.
 - 1. The Butterfield wood fences will be repaired (minor), caulked and stained with Sherwin Williams Woodscapes by Chris Painting for \$4,206. The color, SW Dovetail, matches the current stain.
 - 2. The Iron Fence and Handrail at the West Side of the Patio will be scraped and painted with High Gloss Rustoleum by Chris Painting for \$2,700.
 - 3. Repair of the Patio to Outdoor Pool Gate is to be done by Chris Painting for \$1,000.
- C. J&K Roof Repair resealed and repaired the flat roof above the portico for \$2,099.98.
- D. Quotes for additional EIFS repairs are being solicited
- E. Quotes for water damage repairs to the Women's locker room and adjacent area are being solicited. The first estimate from G&K was really high and we should be able to do better. American Cleaning performed initial cleanup and damage mitigation. The water heater has been replaced for \$1,600. The total amount of damage is not expected to exceed our \$20,000 insurance deductible.

VII. Administrator's Report.

- A. Platinum Pools presented 2025 Pool Opening and Closing cost quotes.
- B. TrueGreen presented the 2025 contract for grub control and apple tree scab spraying.
- C. Both proposals will be evaluated before the next meeting.

VIII. Homeowners' Forum: Homeowners voiced safety concerns about repairs to railroad tie wall along the walking path between Lynwood and Wentworth. Safety issues have already been addressed. Wall replacement will be done once drainage issues from adjoining property have been fixed. So far 3 or 5 homeowners have completed their repairs. The type of replacement (ties, retaining wall or re-grading) will depend on cost. It should also be noted that this is not solely a BCRA responsibility.

IX. Old Business

- A. This is the first Board meeting following the 2024 Annual Meeting. Mary Bahr was elected to serve a 3-year term as Director-at-Large.
- B. Jan Bedard called for a vote to elect Board Officers for the next year.
- C. **David Smith nominated the current officers, Jan Bedard (President), Russ Cascio (Vice President), Mary Bahr (Secretary) and Paulette Wirkus (Treasurer) to serve another term in the same positions. Russ Cascio seconded the motion. There being no objections, Motion was approved unanimously.**
- D. Tina Dunn is investigating replacements for the Rowing Machine in the Exercise Room.

X. New Business

- A. The Transparency Act requires Board Members of all Condo and CICA Associations to complete the BOIR no later than Dec. 31, 2024. Current Board members will be asked to provide their information at the November meeting
- B. Homeowners must be asked to give written permission to allow electronic communications. All property managers will be required to include this question with the 2025 Census and Assessment letter.
- C. We need to designate a place near the front upstairs foyer to post meeting notices and the newsletter. Nothing fancy, just a framed poster board or bulletin board.
- D. Our *Rules* have not been updated since 2021 and a lot has changed.

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 7:53 pm. The next Board meeting is scheduled for Nov. 20, 2024. There will be no Board meeting in December.

Respectfully submitted,
Mary Bahr