

**BLOOMFIELD CLUB RECREATION ASSOCIATION**  
**MINUTES OF BOARD OF DIRECTORS MEETING**  
**Wednesday, Feb. 19, 2025 – *Approved: March. 19, 2025***

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

**Absent:** Justin Scheuchenzuber (Director), Pam Stanish (ABC Property Managers), Kim Tarman (Administrator)

**Homeowners Present:** Kerri Fricke (215 Benton), Paula Albright (217 Benton)

**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 Jan. 15, 2025 BCRA Meeting by Russ Cascio; Second: Jan Bedard. Voting Approved: 5 Yes, David Smith, Abstained.**

**III. Treasurer' Report –**

Paulette Wirkus presented the BCRA Financial Reports for Jan. 31, 2025. The Year End (Dec. 2024) report still needs to be modified to reflect all Reserve Account contributions and to reclassify some expenses from the operating accounts to Reserve Accounts. The January Report needs to be modified to close out completed Reserve Account Projects (Accounts 3409, 3440, 3442 and 3445) and add 3 new accounts for 2025 Reserve Projects. The Balance Sheet, with corrections, will show:

Prior to those changes the January 31, 2025 Balance Sheet shows:

**Assets:**

Total Checking/Savings	143,681.24
Total Investments	546,541.06
Total Accounts Receivable	<u>1,429.00</u>

**Total Assets** **691,651.30**

**Liabilities**

Prepaid Assessments	7,950.00
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**Equity**

Opening Balance Equity	9,052.11
Retained Earnings	- 8,320.45
Total Reserve Fund	672,523.53

Net Income YTD 2025	<u>10,446.11</u>
<b>Total Equity</b>	683,701.30
<b>Total Liabilities &amp; Equity</b>	<b>691,651.30</b>

**Motion to accept the Treasurer's report and List of Disbursements is tabled until we have a correct run of the year-end report.**

**IV. Social Committee Report** presented by Jan Bedard

- A. Events for March include Bingo on Friday March 7.
- B. The next Social Committee meeting is on March 4.

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

- A. Status of Legal issues will be reviewed in Executive Session.
  - Aggarwal vs BCRA has been settled.
  - Brown vs BCRA is still pending.
- B. 2025 Salary increases will be discussed in Executive Session.
- C. We still need quotes for structure and liability insurance. Pam will be providing those via email as they become available.
- D. Rules and Regulations Update:
  - 1. Board will add a specific fine schedule for several of the most often cited infractions such as lawn maintenance, signs and trash cans left out after pickup. Warning letters will be mailed/emailed to residents. If the resident does not correct the infraction or appear at the next regular BCRA Board meeting, a fine of \$50 will be assessed. If the infraction still remains 30 days after that assessment and with no response from the homeowner, the fine will be doubled.
  - 2. Exhibit E in the 2021 Rules Booklet needs to be moved into the main body of the publication. The current procedure looks like it was standard form from EPI. Pam Stanish will be asked if ABC has a resolution procedure that their legal counsel can suggest.

**VI. Administrator's Report presented by Jan Bedard.**

- A. **Motion by Paulette Wirkus to approve Beary Landscaping quote for installation of summer annuals for a total not to exceed \$3,360. Second by Russ Cascio. Approved Unanimously.**

- B. Request Kim Tarman get a quote for removal of diseased Maple trees at Clubhouse Front Entrance.

**VII. Homeowners' Forum:** A homeowner asked whether it was possible to shorten the lead time for Clubhouse Room rentals from 4 weeks to 2 weeks. In our prior meetings, Kim Tarman had explained that a 4-week lead time was needed to properly schedule attendant, set-up and cleaning crew time. Rare exceptions have been made for memorial services which did not require extra night attendant hours.

**VIII. Old Business – None.**

**IX. New Business - None**

**X. The Meeting adjourned to executive session at 7:33 pm. No return to regular meeting after the Executive Session is anticipated. The next Board meeting is scheduled for March 19, 2025.**

Respectfully submitted,  
Mary Bahr