

**BLOOMFIELD CLUB RECREATION ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
Wednesday, July 16, 2025 – *Approved: August 20, 2025***

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

Absent: Russ Cascio (Vice President), Darlene Arnieri (Director)

Homeowners Present: Diane Bednarz, Patti Esposito (190 Ashfield Ct), Jack Cacioppo (190 Ashfield Ct.) Kerri Fricke (215 Benton Lane), Paula Albright (217 Benton Lane), Julie Peric (227 Benton Lane)

I. Call to Order

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

II. Agenda

Motion to approve the Agenda by Mary Bahr; Second by David Smith. Approved unanimously.

III. Approval of Minutes

Motion to waive reading and approve the minutes, of the June 18, 2025 BCRA Meeting by Paraj Mathur; Second by Paulette Wirkus. Motion Approved, unanimously.

IV. Treasurer's Report

A. Paulette Wirkus presented the June 30, 2025 Financial Reports.

The Balance Sheet shows:

ASSETS

Current Assets

Total Current Assets 161,251.51

Other Assets

Total Investments 553,745.14

TOTAL ASSETS

714,996.65

LIABILITIES & EQUITY

Liabilities:

Prepaid Assessment	n/a
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Equity

32000 Retained Earnings	-8,320.45
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Opening Balance Equity	9,052.11
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Total Reserve Fund	711,735.85
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Net Income (YTD 2025)	2,529.14
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Total Equity	714,996.65
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TOTAL LIABILITIES & EQUITY	714,996.65
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The June 30, 2025 reports were compiled early to help with completing the 2026 Budget. Several items, including the June 30 Edward Jones Investment income statement, the computation of current liabilities and the monthly reserve contribution were not included in the report.

Mary Bahr asked Pam Stanish to look into the calculations for income and estimated tax payments. Since only interest income is taxable to CICA and HOA organizations, the \$7,000 shown as paid seems high for total income YTD of \$9,000.

Motion to approve the Treasurer's Report and Disbursements by David Smith; Second by Paraj Mathur; Motion Approved Unanimously.

- B.** The BCRA Board met on July 9 to put together the 2026 Proposed Budget. The Proposed Budget calls for a \$3 increase in monthly assessments for each of the 437 units within Bloomfield Club. That amount will allow for a \$126,000 contribution to reserves. The outdoor pool was last resurfaced in 2012 and now showing signs of wear. The preliminary estimate for resurfacing is \$100,000. \$50,000 was allocated for that item in 2025 and \$50,000 will be added with the 2026 budget. We are also funding Phase II for pool and patio deck resurfacing for an additional \$50,000.

The way the budget works is that the Board constructs a budget for the next year in early July. The Board votes to accept the Proposed Budget for publication at the July Board meeting so that it can be included with the Call and Notice for the Annual Meeting which will occur in September. The 2026 Proposed Budget has to be presented to the membership at least 30 days before the Annual Meeting. It will be sent out in the first week of August. Homeowners will be able to look at the budget and ask questions at the August meeting. The 2026 Proposed Budget will be voted on by the Board at the September Board meeting, just before the Annual Meeting.

Motion to approve the Proposed 2026 Budget as presented, to be distributed to all homeowners no later than 30 days prior to the 2025 Annual Meeting; Second by Paraj Mathur. Motion Approved, unanimously.

V. Social Committee Report presented by Kim Tarman

- A. The Summer Party is scheduled for July 19. Social Committee has many exciting things planned including a petting zoo, a magic show, food trucks and a car show. Help with set up and take down would be welcome. The rain date for the party in July 26, if vendors are still available and weather permits.
- B. Summer Happy Hours have been a success. The next is scheduled for August 8, from 5 to 7 pm on the Patio.
- C. A football watching party is being planned for November 16.
- D. Patty and Jim have offered to help organize the Adult Holiday Party as Denise steps away for a break. Ideas on how to revamp the party to better align it with social committee values of bringing events and activities to the community. Almost half of the holiday budget is spent on the food for this event and we may want to revisit that.
- E. There is a new event spearheaded by Shilpa Amin's daughter called Back to School Chalk Walk. Flyers with more details are attached to the newsletter and available at the Clubhouse.

VI. Management Report presented by Pam Stanish.

- A. The front Clubhouse Entrance Columns and white cement rails need to be painted. The following quotes have been received, with equivalent specs:
 - 1. Chris Painting quoted \$2,900.
 - 2. ESS quoted \$1,600.
 - 3. PC5 quoted \$1,600.
 - 4. Triple A painting quoted \$2,285.

PC5 is the company that did a good job painting lampposts for us a couple of years ago and is a low bidder this time.

Motion by Jan Bedard to use PC5 for painting the front Clubhouse entrance white areas for \$1,600. Second by David Smith; Motion Approved, unanimously.

- B. We have not received all of the requested quotes for Dryvit repair. The vendors come in and tell us, once again, that Dryvit is not a good exterior choice in our climate. But when challenged to propose an alternate they take a closer look at the building and admit that it looks pretty good for 30 + years and that any alternate that they could propose would be in the many, many thousands of dollars if even possible.
- C. We have a quote from Chris Painting to stabilize the iron fence between the pool and patio by repairing the concrete cracks and installing angle irons. It's not the most

elegant solution but it will hold until we are able to resurface the whole pool/patio deck.

Motion by Jan Bedard to have Chris Painting repair the iron fence between the outdoor pool and patio for \$600; Second by Paraj Mathur. Motion Approved, unanimously.

D. US Tree sent a quoted \$2,700 for removal of the shattered willow tree at the center south edge of the pond, stump grinding and removal of a fallen limb from north edge. We have asked for a quote without stump grinding since at least a portion of the wood there is under water. The stump could be left above ground.

E. State Farm Insurance has yet to respond to our claim for damages from the Memorial Day weekend auto accident damage to the brick wall and landscape at the south end of Bloomfield Parkway.

VII. Administrator's Report presented by Kim Tarman.

A. One of the pieces of exercise equipment needs to be repaired.

Motion by Jan Bedard to approve \$594.76 to US Fitness to repair the cable, drive belt and tensioner on the exercise machine; Second by David Smith. Approved unanimously.

B. Yews have been installed at the Schick entrance and perennials added to the Butterfield entrance.

C. The new pool attendant's table and umbrella stand are in place and working well.

D. Bill Bahr has repaired leaking sprinkler heads along Bloomfield Parkway and helped to adjust the Schick Entrance sprinklers to better water the new yew shrubs. The quote from Western Irrigation came in at over \$800 for just the sprinkler modification for the yews and did not include repairing the leaks in the areas that Western Irrigation had capped for us a couple of years. Bill was able to fix both for less than \$50 in parts. He is also touching up the paint on the ornamental iron fencing at the Schick Entrance. These are examples of the kind of things we would like to have included in the duties of the new groundskeeper position that has been added to the 2026 Budget. Prices of outside service calls have increased across the board and we need to be less dependent on volunteers for maintenance of our extensive building and grounds.

E. The Fire Department inspection came up with a few items that need fixing. The fire extinguishers will also need to be inspected.

F. Ridgeway replaced all the furnace filters and cleaned the HVAC systems.

- G. The pond aerator is not working and will be serviced shortly.
- H. Nick Marx, the Village of Bloomingdale forester told Mary Bahr that the Village was starting summer dead tree removal at the east edge of the Village and should be getting to Bloomfield Club by August. He confirmed that all of the trees along B Bloomfield Parkway are the responsibility of the Village. The trees on the inside of the circle around the Clubhouse belong to BCRA if they are more than 11 ft from the curb. There are at least 2 trees in that area that BCRA will have to remove.
- J. Power Court promised to fix the sink hole at the east edge of the Multi-Courts by the end of the month.

VIII. Homeowners' Forum:

- A. Homeowner Jack Cacioppo asked for an explanation of how BCRA rules are set. BCRA is governed by the Declarations and ByLaws filed when the association was incorporated in 1988. The BCRA Board is composed of 7 members. Three are elected at large to staggered 3-year terms. Three are chosen by the Boards of the BC-I, BC-II and BC-III which are HOA's incorporated by the developer when those unique sections of the subdivision were built. BC-IV refers to the homeowners of the lots in Unit 4 of the originally platted subdivision. BC-IV is not a separately incorporated and exists only as a part of BCRA. BC-IV homeowners meet once a year to appoint a representative to the BCRA Board.

The BCRA Board has specific duties under the Declarations and Bylaws. It interprets the governing documents and formulates Rules and Regulations used to manage the affairs of BCRA. The BCRA Board hires a property management company for accounting, assessment collection and property management duties. The Board also hires an Administrator for day-to-day operations of the Clubhouse and community facilities. The Administrator hires and supervises attendants and oversees the many vendors who provide various services like ground and building maintenance and repair.

The BCRA Board is responsible for formulating and voting on an annual budget. This budget is provided to the membership, by statute, at least 30 days prior to an Annual Meeting. It is then the duty of the Board to manage the affairs of BCRA to that budget.

Jack Cacioppo and several other homeowners presented a petition with 85 signatures requesting that the summer pool season be extended into September. We can look at this proposal but to accommodate the request we would have to find the money to pay for the additional time. The pool maintenance company charges \$250 per day to service the pool, even if it is open for reduced hours. There are also additional costs for chemicals and utilities. An attendant has to be available outside during those hours. Hiring attendants in September is difficult because many of them go back to school by August 20. The first step is to inquire if it was even possible to extend the pool

company service contract through the month of September. And then we are going to have to find a way to pay for the extra time since it is not included in the 2025 Budget and BCRA is already running at negative income for this year. We could consider adding extra outdoor pool time to the 2026 Budget but that would most likely require raising the monthly assessments for all 437 units in the subdivision.

BCRA has tried extending the pool season several times in the past. Not many people came out to use the outdoor pool and the weather does not always cooperate. BCRA is blessed with a lovely indoor pool that swimmers can use year-round and the patio is always open for lounging and socializing.

The Board agreed to inquire about the availability of pool company service in September and get estimates for costs associated with doing so. With that information we will consider the request.

IX. Old Business – None

X. New Business – None

XI. Adjournment to Executive Session to discuss fines – No votes expected after session.

XII. Executive Session – The Board discussed various violations.

XIII. The meeting adjourned at 8:20 pm. The next Board meeting is scheduled for August 20, 2025 at 7:00 pm.

Respectfully submitted,
Mary Bahr