

**BLOOMFIELD CLUB RECREATION ASSOCIATION  
MINUTES OF BOARD OF DIRECTORS MEETING  
Wednesday, March. 19, 2025 – *Approved: April 16, 2025***

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

**Homeowners Present:** None

**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 Feb. 19, 2025 BCRA Meeting by Jan Bedard, Second: Russ Cascio; Motion Approved Unanimously.**

**III. Treasurer' Report –**

- A.** Paulette Wirkus presented the BCRA Financial Reports Dec. 31, 2024. The Year End report has been corrected to reflect all Reserve Account contributions and to reclassify some expenses from the operating accounts to Reserve Accounts.

**Motion to approve the Year End Dec. 31, 2024 by Justin Scheuchenzuber; Second by David Smith; Motion Approved Unanimously**

Paulette Wirkus presented the February 28, 2025 Financial Reports.

The Feb. 28, 2025 Balance Sheet shows:

**ASSETS**

Current Assets	
Total Current Assets	170,581.36
Other Assets	
Total Investments	551,880.14
<b>TOTAL ASSETS</b>	<b>722,461.50</b>

**LIABILITIES & EQUITY**

Liabilities:	
Prepaid Assessment	7,431.00

<b>Equity</b>	
32000 Retained Earnings	-8,320.45
Opening Balance Equity	9,052.11
 Total Reserve Fund	 682,326.65
 Net Income (YTD 2025)	 31,972.19
 <b>Total Equity</b>	 <b>715,030.50</b>
 <b>TOTAL LIABILITIES &amp; EQUITY</b>	 <b>722,461.50</b>

**Motion to approve the February 28, 2025 by Paraj Mathur; Second by Russ Cascio; Motion Approved Unanimously.**

- B. Motion from Mary Bahr to remove the \$25 late fee charged to BC-II in 2024. Second by Russ Cascio. Motion Approved Unanimously.**
- C.** Our Accounts Receivables for 2025 assessments is still higher than usual. Changes to ACH withdrawals because of the assessment increase are the main cause. ABC is working to make sure all assessments are brought up to date and that we have received census forms and electronic communications approvals from all owners.

**IV. Social Committee Report** presented by Kim Tarman

- A. Easter Egg Hunt is scheduled for April 12. Event information and schedules are available in the Newsletter and posted at the Clubhouse.
- B. Other events scheduled are: Earth Day Cleanup on April 22; the first Happy Hour of the summer season on May 9 and will include a trivia game; and the Summer Party on June 19.
- C. We are sad to report that former resident long time BCRA Board member, Mike Novinski has passed away at his home in Palm Harbor, FL. Celebration of Life in Illinois May 4th 12:30 pm to 2:30 pm Chandler's Chophouse Grille 401 N. Roselle Rd. Schaumburg IL 60194.

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

- A. We are still dealing with difficulty getting insurance for BCRA. American Family is no longer insuring HOA's and our only alternative is significant decrease in c in coverage with a significant increase in cost. We are hoping that State Farm will be able to

issue insurance after the 2021 Trip Claim has been settled and the 3-year claim loss limit has been reached.

- B. Repair to the Portico ceiling will wait until we paint the Clubhouse interior.
- C. Quotes for this summer's repair work are needed. Dryvit repairs to the front should be done first.

**VI. Administrator's Report presented by Kim Tarman.**

- A. A homeowner requested permission for a large party to be held at their premises this summer. The BCRA Board can neither approve or disapprove this request. Any complaints concerning noise and parking issues should be directed to the Bloomingdale Police Department. Our rules only cover nuisance complaints filed after an event and would be handled at that time.
- B. We have issues with the urinal in the Upstairs Men's Bathroom. A plumber will need to look at the fixture prior to any additional work.
- C. The Hot Tub Shaft seal was repaired at a cost of \$221.
- D. We have money left in the reserves to complete repairs to the Schick entrance from the auto accident in 2024. Mary Bahr will go to Platt Hill to see what is available for installation in May. Platt Hill offers a 2-year guarantee on their installations.
- E. Beary quoted \$436 to remove the Japanese Maples, roots and amend the soil at the front of the Clubhouse. Replacement will not be done until after Dryvit repairs are complete. Something other than Japanese Maples will need to go in that area because the verticillium wilt virus that killed the trees stays in the ground.
- F. Four of last year's pool attendants have been rehired. We still need fill-in attendants, especially for August.

**VII. Homeowners' Forum: None**

**VIII. Old Business**

- A. Rules and Regulations Update: Hard copies of the Update were provided at this meeting. Comments and changes should be sent to Mary Bahr for the final revision which will be presented at the April 16 meeting.
- B. The following changes were confirmed:
  - 1. A fee of \$50 will be charged for replacements of ID cards that were wrongfully used

2. Clubhouse staff assists in routing Architectural Improvement Forms to the requisite Committee but does not have a role in the approval process.
3. Only the Club Administrator or the Board can approve Overnight Parking in the Clubhouse lots.
4. Only winter seasonal holiday decorations (Christmas) may be installed 30 days prior to the Holiday and must be removed by the end of January. All other holiday decorations have a 2-week time limit.
5. The wording for political signs needs to be revised.

**IX. New Business - None**

**X. The Meeting adjourned at 8:30 pm. The next Board meeting is scheduled for April 16, 2025 at 7:00 pm.**

Respectfully submitted,  
Mary Bahr

Note: 5/14/2025 MSB

*Minutes corrected to reflect that the Minutes of the BCRA Meeting on February 19, 2025 were approved at this meeting. The date of the February had been incorrectly listed as March 19, 2025.*