

**BLOOMFIELD CLUB RECREATION ASSOCIATION
MINUTES OF BOARD OF DIRECTORS' MEETING
Wednesday, October 17, 2018**

A regular meeting of the Board of Directors of the Bloomfield Club Recreation Association was scheduled for 7:00 pm, Wednesday, October 17, 2018 at the Bloomfield Club Clubhouse, Bloomingdale, Illinois. Shawn Rodgers presided as Chairperson of the meeting.

Officers and Directors Present: Shawn Rodgers, President
 Mary Bahr, Secretary
 Paulette Wirkus, Treasurer
 Jan Bedard, Director

Officers and Directors Absent: Joe Chranko, Director
 Ila Lane, Director

Representing Management: Steve Elmore, EPI Management

Also present were Doug Higgins, MarLene McGuire and Marge Harmon, Recording Secretary and one homeowner.

I. CALL TO ORDER

Shawn Rodgers called the meeting to order at 7:00 pm.

II. HOMEOWNER'S FORUM

III. MODIFICATION/APPROVAL OF THE AGENDA

Upon motion by Shawn Rodgers, seconded by Jan Bedard, the Board unanimously approved the Agenda as modified. BCIII Fence Request, Community Management Round Table and Tree Wraps were added to New Business.

IV. REVIEW OF MINUTES

Upon motion by Shawn Rodgers, seconded by Jan Bedard, the Board approved the minutes of September 19, 2018 with the addition to the Treasurer's Report of the explanation regarding the CD listed in checking account.

V. TREASURER'S REPORT

a. Approval of Treasurer's Report – September 30, 2018

Total Checking & Savings	\$ 16,083.47	Total Acct Payable	\$ 98.74
Accounts Receivable	\$ 1,803.50	Total Prepaid Assess	\$ 997.22
Short Term Reserve Invest	\$289,190.27	Total Current Liabilities	\$ 4,893.96
Total Current Assets	\$307,077.24	Total Reserve Fund	\$309,180.70
		Total Liability & Equity	\$307,077.24

Mary Bahr questioned the negative balance on the Activity Fund Checking Account. Steve noted that it is the timing of when the expenses and deposits hit the Balance Sheet.

Upon motion by Shawn Rodgers, seconded by Mary Bahr, the Board unanimously approved the Treasurer's Report for September 30, 2018 as reported by Paulette Wirkus.

Approval of Disbursements. Upon motion by Shawn Rodgers, seconded by Mary Bahr, the Board unanimously approved the disbursements for September 30, 2018.

VII. MANAGEMENT REPORT

The coping stone on the top of the pillar on the west side needs to be replaced. The coping stone is custom made and will be poured onsite. The concrete ball will need to be removed. The cost of the work will be \$3,990 if the work is done by Construction Concepts of Illinois while they are working at BCII.

The lower walls at the entrance need to be power washed. The Board directed Management to check the contract and see if it was included when the pillars and walls were power washed.

Pathway Replacement. The specs were revised and need to be approved by the Village. Mary Bahr suggested moving the Greenfield/Schick path to the east to avoid tree roots and the manhole. The path between BCII & BCIII is next to railroad ties and should be sloped away from the wall and have a perforated drain tile added between the wall and the path. The Board directed Management to get a bid to replace both paths at one time and a bid for to replace them separately.

Upon motion by Shawn Rodgers, seconded by Jan Bedard, the Board unanimously approved the Management Report.

VIII. CLUB DIRECTOR'S REPORT

- a. TruGreen Proposal. TruGreen proposed doing winter fertilization but the Board agreed it was not necessary. The Board directed Doug to speak with Addlawn regarding core aeration that is included in the contract to see if it is necessary.
- b. New Board Member. Discussion of appointing a new Board member was tabled. David Smith has agreed to serve as an alternate for BCIV when Mary Bahr is absent.
- c. Board Officers. Upon motion by Shawn Rodgers, seconded by Jan Bedard, the Board unanimously approved keeping the officers the same as 2017-2018, holding the Vice-President office open until all Board members are present or a new member is appointed.
- d. Basic Irrigation Proposal. Upon motion by Shawn Rodgers, seconded by Jan Bedard, the Board unanimously approved the proposal by Basic Irrigation to remove, store, clean, repair and replace the aerator at a cost of \$550. The aerator will be stored for four months.
- e. Carpet Cleaning. Upon motion by Shawn Rodgers, seconded by Jan Bedard, the Board unanimously approved the proposal by Mister Natural to clean all carpets, except the exercise area, and two chairs at a cost of \$612. The cleaning will be done before the holidays and will also be done again before the pool opens.

Addlawn will make a recommendation regarding the pond, the south entrance and the area where the gazebo was removed. Doug asked Addlawn for the landscape/snow removal contract by the next meeting.

Pool Deck. The Board discussed options for renovating the indoor pool floor.

IX. CLUB EVENTS REPORT

Bagel Sunday – October 21st 10:30 am - 12:00 pm.

Holiday Open House – December 2nd 5:00 pm – 8:00 pm

Santa Open House – December 9th 11:00 am – 1:00 pm Kathy Maykut will provide photos.

X. COMMISSION REPORTS

- a. Social Committee
- b. Architectural and Facilities
- c. Finance/Budget
- d. Landscaping

XI. OLD BUSINESS

There was no Old Business to come before the Board.

XII. NEW BUSINESS

- a. BCIII Fence Request. The BCIII Board requested an agreement to allow them to control the perimeter fences adjacent to their property on Butterfield and along Wedgefield. The Board would like to know the reason they want control and remind the BCIII Board that no additions, modifications or changes to the structure of the fences are allowed, no new fences are allowed and color must match existing fences. Control is the function of the terms and conditions of the Declaration and does not have the authority to waive control. Steve Elmore will send a response to the Board including the section from the Declaration regarding the fences. The Board requested that the BCIII Board send a letter and attend the Board Meeting when they have a request.
- b. Community Management Round Table. Mary Bahr and Paulette Wirkus attended a round table to discuss community associations. Paulette reported that insurance premiums will increase 5-10% over the next few years according to insurance agents. The accountant noted that the Audit qualifies as a Gap Financial Statement. It is also recommended that there be separate checking accounts for Operating and Reserve Funds, however the auditor stated that the way it is currently being done by BCR meets the requirements.

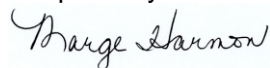
The Association is covered by the Common Interest Community Association Act not the Condo Act. The attorney recommended they review the declarations and give the Board a list of what needs to be changed to be consistent with the current law. The charge for the review is \$695. Discussion was tabled until next month.

XIII. HOMEOWNER COMMENTS

XIV. ADJOURNMENT

Upon motion by Shawn Rodgers, seconded by Jan Bedard, the meeting was adjourned at 8:06 pm.

Respectfully Submitted,



Marge Harmon
Recording Secretary

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