

BLOOMFIELD CLUB RECREATION ASSOCIATION
MINUTES OF ANNUAL MEETING
Wednesday, September 18, 2024
Approved - Sept. 17, 2025

The annual meeting of the Board of Directors of the Bloomfield Club Recreation Association was scheduled for 7:00 p.m., Wednesday, September 18, 2024, at the Bloomfield Club Clubhouse, Bloomingdale, Illinois. Jan Bedard presided as chairperson of the meeting.

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

Kim Tarman, Club Administrator

Absent: Pam Stanish, ABC Property Managers

Homeowners Present: 72 members were represented in person or by proxy.

I. CALL TO ORDER

Jan Bedard called the meeting to order at 7:00 pm. Jan Bedard reported that there was a quorum for the meeting with 72 homes represented in person or by proxy. Representation by 44 units is needed for a quorum.

II. MODIFICATION/APPROVAL OF AGENDA

A motion was made by David Smith to approve the agenda. Seconded by Russ Cascio. Motion unanimously approved.

III. APPROVAL OF MINUTES

A motion was made by Jan Bedard to waive the reading of the minutes of annual meeting held on September 20, 2023. Seconded by Russ Cascio. Motion unanimously approved.

A motion to approve the minutes the minutes of annual meeting held on September 20, 2023 by Jan Bedard. Seconded by Russ Cascio. Motion unanimously approved.

IV. CALL FOR MOTION TO OPEN FLOOR FOR NOMINATIONS/CALL TO CLOSE NOMINATIONS

There is only one candidate on the current ballot and no nominations were received from the floor. The President requested approval of Mary Bahr, a BC-IV resident and current Board member, to serve a 3-year term by affirmation. So Affirmed.

V. PRESIDENT'S REPORT

Jan Bedard introduced herself and asked current Board members to introduce themselves.

Jan Bedard reported on major projects completed this year. The renovation of the pool room and replacement of mechanical equipment for the indoor and outdoor pools is complete. The project was done without requiring a special assessment. This year we also completed sealing the pedestrian walkways, installation of additional hand rails at the front entrance, replaced the sidewalk at the West Pool entrance, repainted the light posts along Bloomfield Parkway and around the Clubhouse, completed masonry work at the Schick Entrance, replaced the stove in the kitchen, replaced foggy windows in the portico and numerous other repair projects. She thanked the current Board members for their work this year and emphasized that all the Board members are volunteers who serve without compensation and devote 10 to 20 hours per month to this Association. Jan Bedard introduced Denise Mackowiak and other members of the Social Committee who have been responsible for many successful community events throughout the year.

VI. TREASURER'S REPORT

Paulette Wirkus reported that the Board has proposed an increase in assessments for 2025 to \$99 per month per unit. The increase reflects general cost increased as well as funding for larger projects needed to keep our facility in good repair. The 2025 Budget includes initial reserve allocations for resurfacing the pools and repairing the concrete patio and pool decks.

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

The Current Balance Sheet shows:

TOTAL ASSETS	\$ 646,440.47
Prepaid Assessments	\$ 5,170.00
Total Reserve Fund	\$ 580,280.66
YTD Net Income:	\$ 51,937.70

The current report does not include expected transfers to the Replacement Reserve Fund for the months of June, July and August.

Expenses have gone up, especially for insurance and pool maintenance. We have been earning a decent return on our reserve funds which has helped to keep assessments low.

VII. HOMEOWNERS QUESTIONS

A homeowner asked for detail on budget and expenses. Summaries were included with the Annual Meeting Call and Notice. Detailed financial reports are regularly posted to our website. These reports include Actual vs Budget comparisons as well as Balance Sheet figures.

A homeowner asked about responsibility for painting and maintenance of the gray wood fences within the property. BCRA has done extensive research on this topic. Our Declarations, confirmed by legal opinions, make BCRA responsible for maintenance of any fencing placed within the areas marked "Landscape Berm and Easement" on the subdivision plats and individual plats of survey. The only wood fences which are currently located on the "Landscape Berm and Easement" are those along Butterfield, adjoining BC-I and BC-III. BCRA will have these fences stained this fall. The remainder of the wood fencing is the responsibility of either the individual property owner or their Homeowners' Association depending on the Declarations for BC-I, BC-II and BC-III. BCRA does not have access to the properties on which those fences are located unless they are specifically marked as "Landscape Berm and Easement." It is also clear from the legal opinions that BCRA could remove those fences and that no additional fencing can be added.

VIII. ADJOURNMENT

A motion was made by Jan Bedard to adjourn the 2024 Annual Meeting at 7:30 pm. Seconded by David Smith. Motion unanimously approved.

The next scheduled meeting of the membership of the Bloomfield Club Recreation Association will be on Sept. 17, 2025.

Respectfully submitted,

Mary Bahr
Secretary
BCRA Board