

**BLOOMFIELD CLUB RECREATION ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
Wednesday, April 17, 2024 – *Approved: 15 May 2024***

Present: Jan Bedard (President), Russ Cascio (Vice President), Mary Bahr (Secretary), Paulette Wirkus (Treasurer), David Smith (Director), Pam Stanish (ABC Property Managers)

Absent: Paraj Mathur (Director), Tina Dunn (Director), Kim Tarman (Administrator),

Homeowners Present: Mr. & Mrs. Justin Scheuchenzuber (323 Torrington)
Kerri Fricke (215 Benton), Paula Albright (217 Benton)

I. Call to Order

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

II. Homeowners' Forum –

A. No comments.

III. Approval of Minutes – Motion to approve the minutes from March 20, 2024 by Russ Cascio, seconded by Jan Bedard. Voted Yes: Jan Bedard, Russ Cascio, Mary Bahr, Paulette Wirkus. Abstained: David Smith. Motion passed.

IV. Treasurer's Report – Presented by Paulette Wirkus

The March 31, 2024 Balance Sheet for BCRA shows:

ASSETS

Current Assets

Checking/Savings	
1105 Barrington Bank #8247	52,977.77
1106 Barrington Savings #4543	169,287.72
1131 Activity Checking	5,184.99
1132 Activity Petty Cash	100.00
Total Checking/Savings	227,550.48

Accounts Receivable	
1215 Accounts Receivable	559.00
Total Accounts Receivable	559.00

Total Current Assets **228,109.48**

Other Assets

Investments	
1599 Edward Jones	432,332.69
Total Investments	432,332.69

Total Other Assets **432,332.69**

TOTAL ASSETS **660,442.17**

LIABILITIES & EQUITY**Current Liabilities**

Prepaid Assessment	8,363.00
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Equity

Opening Balance Equity	9,052.11
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Reserve Fund

3340 Replacement Reserve Fund	454,743.11
3378 Retention Pond Cleanout	5,325.00
3382 Multi-Court Landscape	3,615.00
3405 Gazebo Renovation	3,242.00
3406 Exterior Electrical Repair	2,500.00
3409 Light Post Painting	15,000.00
3440 Patio Furniture Replaced/C	16,388.89
3442 Pool Equip Repl/Renew	33,005.50
3443 Dryvit Repair/Replace	25,000.00
3444 Patio&Pool Deck Crack F/C	14,000.00
3445 Concrete Ramp/West Pool ent	30,000.00

Total Reserve Fund	<u>602,819.50</u>
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Net Income (YTD 2024)	<u>40,207.56</u>
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Total Equity	652,079.17
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TOTAL LIABILITIES & EQUITY	<u>660,442.17</u>
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The corrections to the accounts that were requested at the end of 2023 and in March have been made. Two unused accounts will be removed from the Budget vs Actual Report since they are no longer being used. Additional accounts will be added to keep track of the expenses and reimbursements relating to the March 31 auto accident which damaged the west side of the Schick Road Entrance in the "Other Community Expense Category" and for Income Taxes Due in the "Administrative Expense Category." (see section A of the Management Report below)

Motion to Approve the Treasurer's Report: David Smith; Second: Russ Cascio;
Approved unanimously.

V. Management Report – Pam Stanish (ABC Managers).

- A.** Tax Returns for 2023 have been filed. BCRA received approximately \$15,000 interest income in 2023. This is considered "unrelated income" for a not-for-profit corporation and is subject to both Federal and State income taxes. This is the first year in which we have had enough income on our bank and investments that the 15% tax has been triggered. We expect interest income in 2024 to be roughly equivalent. A payment of \$4,000 has been made to the IRS and the State of Illinois for 2023 income tax due and for the first Quarter Estimated tax payments.
- B.** The deterioration of the railroad ties along the walking path in Common Area A of BC-III was discussed at length. The area in question is the strip of property running from Wentworth Lane to Lynwood Lane, on the border between BC-I and BC-III. The survey plat for Bloomfield Club Unit 5, which was incorporated as Bloomfield Club III

- Homeowners Association in 1991 shows Common Area A as a part of BC-III. A similar piece of property, designated Common Area B is located along the pathway between BC-II and BC-III. Common Area B is part of Unit II, was conveyed to BC-II when it was incorporated and but shows Bloomfield Club Equity Townhome as the owner on the DuPage County Parcel viewer. A Quit Claim Deed was filed in March of 1995 by Bloomfield Club Townhome Equity Limited Partnership, which appears to be a Hoffman Homes successor organization, transferring their interest in Common Area A to BCRA. This Quit Claim Deed is Recorded in DuPage County and resulted in the DuPage County Parcel viewer to show BCRA as the owner of Common Area A. It is unclear as to what interest Hoffman Homes still had in the property at the time of the quit claim deed since it appears to have been conveyed to BC-III when BC-III was incorporated and since Hoffman Homes turned management of BCRA to its members in September of 1994. An easement for the pathway is recorded on the Survey Plat. Since 1994, BC-III has been maintaining the portion of Common Area A west of the pathway including having replaced some deteriorated railroad ties with a retaining wall along the property line at 230 Bloomfield Parkway. BCRA has been maintaining the pedestrian pathway which has included replacing the asphalt and sealing it as needed. BC-I homeowners on the east side of the pathway have been using that portion of the area as if it were a part of their lots. This has included mowing, planting and removal of trees and shrubbery. The landscape timbers along the eastern side of the pathway portion are now deteriorating. Initially, it was thought that the timber wall belonged to the property owner on the east side of the pathway. A plat search revealed that this was not the case. The BC-I homeowner's property line ends about 5 feet west of the house. That leaves approximately 15-feet of property east of the pathway and the BC-I lot that is part of Common Area A. Because the legal ownership issues are less than clear and it looks like property ownership transfers from Hoffman Homes to entities within Bloomfield Club, other than the transfers on individual lots to individual owners, was somewhat haphazard and incomplete. For instance, the 4.12-acre pond area adjoining Schick Road is still lists with Hoffman Homes as the owner. Clearing up the legal issues of ownership will take a lot of time and could require a significant amount of legal expense. In the meantime, if we could reach an agreement between BC-III, BC-I and BCRA to take care of the issue of the railroad ties we could solve the immediate problem without resorting to extra legal expense. BC-III has obtained a quote of \$7,000 to replace the timbers with a concrete retaining wall and also accommodate sump pump drainage issues along the pathway. Since this improvement would benefit more than the BC-III residents it would seem fair that the rest of the community share in the expense. It should be noted that BC-III does not need to do anything beyond correcting any safety issues on the property. The suggested retaining wall would be a significant improvement both aesthetically in contributing to solving drainage issues along the pathway. Pam Stanish will draft a letter requesting a meeting between BC-I, III and BCRA to reach an amicable agreement.
- C. The asphalt around the storm drain in the East Clubhouse parking lot is deteriorating. A quote to repair the area was received from Twin Brothers, the same

- company which is doing the pathway sealing work. The Twin Brothers quote for cutting out the deteriorating section around the drain and replacing it with new asphalt is \$3,650. Motion to approve asphalt repair by Twin Brothers for \$3,650 made by Paulette Wirkus; Second by Russ Cascio. Approved unanimously. Pam Stanish will contact the Village of Bloomingdale to make sure that they approve the work around the storm drain and that it meets any requirements that they may have.
- D. Quotes for painting the decorative light posts along Bloomfield Parkway and around the Clubhouse are coming in at around \$17,000. Other bids, including one from Complete Painting in Villa Park are being solicited.
 - E. Pam Stanish received word that GEICO insurance will be sending a check to cover the damage resulting from the March 31 accident at the Schick Road Entrance. Arrow Masonry will be doing the repair work on the wall and Beary quoted the landscape repair. Mary Bahr asked Pam Stanish to check with Arrow to see if we can get the masonry repair as well as the cleaning and waterproofing and tuckpointing work done before the annuals, which have already been ordered have to be planted. The usual annual planting date is between May 15 and 31.
 - F. The pathway from Lynwood to Wentworth will be sealed as soon as weather permits.
 - G. Twin Brothers will finish the sealing of the asphalt pathway from Lynwood Lane to Wentworth as soon as weather allows.
 - H. Genesis is quoting \$18,000 to replace the concrete ramp from the West side pool gate to the Party Room Door and to repair the broken curb at the pool entrance. The contractor suggested that it might be better to spot repair the concrete ramp and then apply an epoxy coat to give it a uniform appearance. Pam Stanish is investigating further.
 - I. Schiller Glass quoted \$29,000 to repair the failing seals on 10 windows in the Portico. Other vendor quotes are pending. Replacing half-moon windows could also be delayed. Although the glass in the original Alside windows should still be under warranty, the replacement labor is not. In addition, the original warranty documents for the windows have not been found and may not have been transferred by EPI to either ABC or BCRA.
 - J. Solar panels installed at 158 Greenfield Drive do not conform to our Energy Policy Statement nor with the plans that were submitted to the Architectural Control Committee. The panels are not a solid color, the conduit is visible from all sides. The homeowner had submitted plans and stated, by email, that all conduit would be hidden from view. Mary Bahr will forward the ACC documents to Pam Stanish. Pam Stanish will write a letter to the homeowner informing him that he has 30 days to bring the installation into conformance.

VI. Social Committee Report –

- A. The Summer Party will be on July 20. Plans include:
 - a. Animal Rescue is asking for a donation of \$50 for them to bring dogs for petting or adoption. Any donation would come out of the Social Committee's

budget. Animal Rescue may want to place a donation box for anyone who wants to contribute to the shelter and let us know if they want blankets or towels.

- b. Karaoke on the lawn.
 - c. A resident Vendor Fair. A flyer describing this is included in the April Newsletter.
 - d. Food vendors, like last summer.
 - e. Ed is investigating interest in hosting a Car Show.
- B. Bunco, Coffee/Conversations, and Book Club continue to meet.
 - C. Garage Sale is scheduled for May 17/18.

VII. Administrator's Report. Jan Bedard presented the report from Kim Tarman who couldn't be here tonight.

- A. Pump Room Renovation is moving forward. Carlos is waiting for delivery of a stainless-steel vent pipe. A decision on the spa is needed as this impacts the placement of the other equipment. Overall, Kim is very pleased with the work Platinum Pool is doing.
- B. SEICO, the camera company is still working on fixing the security camera system. A repair part has been on order and is expected to be installed on Wednesday, April 24.
- C. Kim Tarman is collecting information on pricing for area room rentals to see how BCRA rates and terms compare.
- D. The lockbox previously used by AquaGuard has been rekeyed and will be used by Beary so they can perform landscape maintenance around the pool and patio area in the mornings before the areas open to residents. They do not have access to the building.
- E. The quote from Beary for mulch came in at \$8,400. A more budget friendly alternative is needed.
- F. Steve, Mr. FixIt, has been working on a non-functioning toilet in the Ladies Locker room. The toilet may have to be replaced.
Motion by Russ Cascio to approve replacing or repairing the toilet in the Ladies' Locker Room for an amount not to exceed \$700. Second by Mary Bahr. Approved unanimously.

VIII. Old Business

Jan Bedard asked if we were ready to adjourn as Pam Stanish and the homeowners present started to clear the room.

Paulette Wirkus reminded the Board that a decision on the spa was needed. Jan turned the meeting to a discussion of whether the spa should be renovated or closed down.

New equipment cost is estimated at \$36,000 plus permit fees and any additional expenses that might be incurred during the installation. Platinum Pools cannot assure us that chemical imbalance problems will be eliminated with the new equipment.

Because the spa is a small body of water, held at high temperature, the chemical balance has to be checked at least twice a day and more often with heavier use.

Restoring balance may require manual feeding and downtime. Platinum recommended that the spa be drained and refilled on a weekly schedule rather than the current biweekly drain, clean and fill. This would mean an additional 26 yearly pool visits as well as doubling chemical and water costs. Few people actually use the spa. In our September 2023 advisory opinion survey only 53 out of 437 homeowners said that they wanted the Board to keep the spa open. The spa had been closed for maintenance and repair issues on 93 of the 365 days in 2023. When the Board first started discussing the renovation, it was believed that replacing all of the equipment including pumps, heaters and filters would substantially lower maintenance and chemical costs and increase reliability. The expert opinion, now, is that fewer mechanical breakdowns could be expected but that routine maintenance activity and operating costs will increase substantially if the spa is to operate safely and reliably.

There are strong advocates for keeping the spa open. Many people like the idea of having the amenity even though they rarely use it. Shutting it down is not without cost. An estimate to completely decommission the spa is \$26,000, including retiling the area so that it could be used for indoor pool side lounging.

Motion by Paulette Wirkus to permanently close the spa due to excessive cost and maintenance. Second by Mary Bahr.

Voting Yes: Paulette Wirkus, Mary Bahr, David Smith

Voting No: Russ Cascio

Abstain: Jan Bedard

Motion passed.

IX. New Business - none

XI. Executive Session - none

XII. Adjournment

The next Board meeting is scheduled for 7:00 pm on May 15, 2024.

This meeting adjourned at 8:35

Respectfully submitted,
Mary Bahr