

**BLOOMFIELD CLUB RECREATION ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
Wednesday, Nov. 19, 2025 – *Approved: Jan. 21, 2026***

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

Absent: Jack Cacioppo (Director)

Homeowners Present: Paula Albright (217 Benton), Kerri Fricke (215 Benton)

I. Call to Order

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

II. Approval of Agenda

Motion to approve the Agenda by Russ Cascio; Second by Jan Bedard. Approved unanimously.

III. Approval of Minutes

Motion to waive reading and approve the minutes, including a short summary of the October 2025 Executive Session, by Paraj Mathur; Second by Russ Cascio. Approved unanimously.

IV. Treasurer's Report presented by Paulette Wirkus.

A. The Oct. 31, 2025 Balance Sheet for BCRA shows:

Assets:

Total Checking/Savings: 220,307.33

Total Accounts Receivable: 876.00

Investments: 565,941.56

Total Assets: 787,124.89

Liabilities:

Current Liabilities 2,733.00

Equity:

Retained Earnings: -8,320.45

Open Balance Equity: 9,052.11

Total Reserve Fund: 758,451.25

Net Income (YTD): 25,208.98

Total Equity: 784,391.89

Total Liabilities & Equity: 787,124.89

In November, \$100,000 will be transferred from the checking and savings account into the Edward Jones investment account.

B. Motion to approve disbursements for the month of October 2026 and to approve the Sept. 30, 2025 Treasurer's report by Karen Williams; Second by Russ Cascio. Approved unanimously.

V. Social Committee Report

- A. The Kids Holiday Party is scheduled for Dec. 7 and the Adult Party for Dec. 14.
- B. We had a great Chilli Cook off and Bears Game Watch event on November 16.
- C. The Social Committee asked if they could use any funds remaining in the social budget to purchase items for later use. We will have to look at that at year end when we have more complete numbers. Any proposed purchase would still have to be approved by the Board. One idea is to designate an area, probably in the old downstairs kitchen, that can be used to store supplies for social functions. Shelving could go in the portion of the room that used to have the refrigerator and freezer.

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

A. A grub control application, which had been scheduled for next Spring was applied this Fall by Beary. Kim Tarman informed Beary that the invoice for that application would not be paid

B. Two Stiffel lamps for the Library were purchased for \$90 from an estate sale by Tina Dunn.

C. Platinum Pools presented cost estimates for summer pool opening and closing services for outdoor large and baby pools. The quoted price was 5% higher than last year.

Motion to accept bid from Platinum Pools for summer pool opening services for a total of \$4,996 and summer pool closing services, including winterization, for a total of \$3,499. by Jan Bedard; Second by Russ Cascio. Approved unanimously.

D. Platinum Pools also performs routine maintenance for the pools. During the summer outdoor pool season (May through September), daily maintenance is required. During the winter months, the indoor pool and hot tub are checked biweekly or as needed.

Motion to accept Platinum Pools for 2026 maintenance of the indoor pool and hot tub at \$135 per session during the winter months when the outdoor pools are closed and \$220 per day for the outdoor pools, the indoor pool and hot tub by Paulette Wirkus; Second by Russ Cascio. Approved unanimously.

E. VGBA approved pool drain grates must be replaced regularly in all pools per Health Department guidelines. They were last replaced in 2021. 5- and 10-year grate options are available with one estimate for 5-year grates at \$13,920 has been received. Kim Tarman will research pricing. The indoor pool will be drained and cleaned in February and new grates installed at that time. The outdoor grates will be done in the spring.

F. The Clubhouse will be closed at 1:00 pm on Wednesday before Thanksgiving and on Thanksgiving Day. We will be closed all day on Christmas Eve, Christmas Day, at noon on New Year's Eve and all-day New Years Day.

VII. Management Report, presented by Pam Stanish

A. Financial audits of the association's book are not required annually, but periodic audits are recommended. We have not had a formal audit for several years.

Motion to hire Cantey and Associates to perform an audit of BCRA's books for \$2,300 by Paraj Mathur; Second by Paulette Wirkus. Approved unanimously.

B. 2026 BCRA Board Meeting times will be on the third Wednesday of every month at 7:00 pm, every month except September when the BCRA Board Meeting is scheduled for 6:30 pm just prior the the 7:00 pm start of the Annual Meeting of the Homeowners. No meeting is scheduled in the month of December. Appeals for fines and violations may be scheduled for 6:30, with 3 days prior notice.

VIII. Homeowner's Forum - no comments.

IX. Old Business – none.

X. New Business

A. ABC Property Managers will send Nov. 30, 2025 Financial Reports to Board Members even though we do not have a December meeting.

B. A Memorial Service for longtime resident Dorothy Jaskey will be held at St. Isidore's on Dec. 6 at 9:30 am.

C. Kerri Fricke has been elected to the BC-II Board. She will co-anchor with Russ Cascio as the BC-II representative to the BCRA Board as needed. She will be added to the Board mailing list for minutes and Financial Report distributions.

XI. Adjournment of Open Meeting to Executive session to discuss fines and late fees.

Return to Open Meeting for votes is not expected.

XII. Adjournment:

The next meeting of the BCRA Board of Directors will be on January 21, 2026 at 7:00 pm. The Board does not have a regularly scheduled meeting in December.

The meeting adjourned at 7:53 pm.

Respectfully submitted,
Mary Bahr