

BLOOMFIELD CLUB RECREATION ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
Wednesday, Sept. 17, 2025 – *Approved: Oct. 15, 2025*

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

Homeowners Present: 166 Present in person and by proxy. Meeting held just prior to the 2025 Annual Meeting

I. Call to Order

Jan Bedard called the meeting to order at 6:33 pm.

This is the September Meeting of the BCRA Board of Directors. The main purpose of this meeting is to approve the 2026 Budget. Because this Board is meeting just prior to the 2025 Annual Meeting of the Homeowners, we expect the Board meeting to be short.

II. Agenda

Motion to approve the Agenda by Paulette Wirkus; Second by David Smith. Approved unanimously.

III. Approval of Minutes

Motion to waive reading and approve the minutes, of the August 20, 2025 BCRA Meeting by Karen Williams; Second by David Smith. Approved unanimously.

IV. Treasurer's Report

A. Motion to postpone the August 30, 2025 Treasurer's report to the September 15, 2025 Meeting of the Board of Directors, in the interest of time by Paulette Wirkus; Second by Paraj Mathur. Approved unanimously.

B. A proposal to Amend the 2026 Proposed Budget to increase monthly assessments by an additional \$2 per month per unit, to fund an extension of the 2026 outdoor pool season through Sept. 20, 2026 was discussed. A motion to amend was not made and thus the 2026 Budget will not be amended.

C. Motion to approve 2026 Proposed Budget. as published, to increase monthly assessments by \$3 per unit to \$102 per unit by David Smith, Second by Karen Williams. Approved unanimously.

V. Social Committee Report

A. Plans for the Fall and Winter are in full swing. Officer Roberts of the Bloomingdale Police Department talk on Senior Safety on Thursday Sept. 16, 2025. Coffee & dessert will be served.

B. Bingo night is Nov. 7.

C. Tai Chi returns on Wednesday mornings at 10:00 on Oct. 8.

D. Chili Cook-Off and the Bears Game on Nov. 16

E. Watch the newsletter for Halloween Happenings.

F. Dec. 7 is the date for the Kid's Holiday Party; Dec. 14 is for Adults.

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

A. Dryvit repairs are complete. The work was done well.

B. Painting of rails and columns is Complete.

C. COI for private parties is required and must be turned in or the party will be cancelled. So far homeowners have been able to obtain this event insurance from their home insurance company at reasonable rates and without a lot of hassle.

D. Garage Sales this weekend.

E. Village removed diseased crabapple trees on Bloomfield Parkway, the stumps will be ground later this fall. New trees expected in spring

VII. Management Report presented by Pam Standish.

A. Motion to accept Dynegy Electricity contract at .07519 per Kwh for 29 months by Jan Bedard; Seconded by Paraj Mathur. Approved unanimously.

B. State Farm has been slow in paying the damage claim for the front wall but now all has been approved and repairs will start soon.

C. David Vanderveen of Sport Court will complete repairs at the Multi-Courts by the end of September. It's been a long haul to get that fixed. We would like to thank Bill Bahr for his diligence in reviewing all of the engineering and contract documents to discover that this work was to be covered under the original 10-year warranty and in fighting to get it done.

D. Insurance premium refunds for 2025 are coming in. We were able to save \$30,000 on premiums by switching to Cincinnati Insurance, a top flight company which also guaranteed our premium for 3 years. The coverage is better and the deductibles are lower. Jan Bedard thanked Pam for not giving up on the search to find a better insurer for BCRA.

VIII. Homeowners' Forum: To save time and avoid duplication, homeowners comments will be heard during later during the Annual Meeting.

Several homeowners were confused as to why there was a meeting going on now when the *Call and Notice* says that the Annual Meeting would start at 7:00 pm. Every year, on the third Wednesday in September, BCRA has 2 meetings. The first, at 6:30, is a regular meeting of the Board of Directors where the Board votes to approve the Budget for the following year and conducts regular monthly business. The Board of Directors Meeting adjourns just before the Annual Meeting of the Membership is called to order at 7:00 pm. The material sent out in August with the *Annual Call and Notice* and *2026 Proposed Budget* announced both of these meetings.

At the Annual meeting, the homeowners vote to elect one member, at-large to a 3-year term on the Board of Directors by a **plurality vote** of homeowners present in person or by proxy. Other questions may also be brought up for a vote of the members during the Annual meeting if the membership has been properly notified. Various community instruments can be amended according to the specific rules set up in those instruments, or can be superseded by Federal Law, the Laws by the State of Illinois Laws or Village of Bloomingdale ordinances. For instance, changes the BCRA Declarations require a 67% approval from **all homeowners**, not just of those present at a meeting. Only the Board of Directors votes on a Budget and authorize disbursements under that budget.

IX. Old Business – None

X. New Business – None

**XI. Motion to adjourn September 17, 2025 BCRA Board Meeting by David Smith; Second by Russ Cascio at 6:55 pm. Approved unanimously
The next Board meeting will be on October 15, 2025 at 7:00 pm.**

Respectfully submitted,
Mary Bahr