

**BLOOMFIELD CLUB RECREATION ASSOCIATION  
MINUTES OF BOARD OF DIRECTORS' MEETING  
Wednesday, February 16, 2022**

A regular meeting of the Board of Directors of the Bloomfield Club Recreation Association was scheduled for 7:00 pm, Wednesday, February 16, 2022 at the Bloomfield Clubhouse, Bloomingdale, Illinois. Jan Bedard presided as Chairperson of the meeting.

Present: Jan Bedard, President  
Russ Cascio, Vice President  
Mary Bahr, Secretary  
John Schmitz, Director  
David Smith, Director (via phone)  
Paraj Mathur, Director

Absent: Mike Mazza, Treasurer

Representing Management: Steve Elmore, EPI Management

Also present were MarLene McGuire and Marge Harmon, Recording Secretary and two homeowners.

**I. CALL TO ORDER**

Jan Bedard called the meeting to order at 7:01 pm.

**II. HOMEOWNER'S FORUM**

**III. MODIFICATION/APPROVAL OF THE AGENDA**

*Motion by Mary Bahr to approve the Agenda. Seconded by Russ Cascio. Motion unanimously approved.*

**IV. REVIEW OF MINUTES**

*Motion by Russ Cascio to approve the minutes as presented for the meeting on January 19, 2022. Seconded by Paraj Mathur. Motion unanimously approved.*

**V. TREASURER'S REPORT – presented by Steve Elmore**

a. Approval of Treasurer's Report – January 31, 2022

Total Cking & Savings	\$ 73,682.75	Total Acct Payable	\$ 98.74
Accounts Receivable	\$ 21,806.78	Prepaid Assessments	\$ 7,963.52
Short Term Reserve Inv	\$304,527.58	Total Current Liabilities	\$ 11,553.52
Total Current Assets	\$400,017.11	Total Reserve Fund	\$289,041.92
		Total Equity	\$384,268.86
		Total Liability & Equity	\$400,017.11
		Net Income	\$ 12,614.53

Steve Elmore reported that EPI paid \$4,399, the amount billed by PoolGuards outside of the contract for the 2021 season. EPI has reimbursed BCRA for half of the amount paid. The motion at the November meeting was to pay half contingent on PoolGuards holding the contract with no increase for 2022. Steve Elmore will look into it. The expenses from the brownout were recoded. Mary Bahr asked for changes to this and Steve will send the journal entries with all transactions to the Board.

a. Approval of Treasurer's Report

*Motion by Russ Casio to approve the Treasurer's Report for January 31, 2022 with the caveat that Steve Elmore will send the information to the Board regarding the brownout journal entries. Seconded by Paraj Mathur. Motion unanimously approved.*

b. Approval of Disbursements.

*Motion by Russ Cascio to approve the Disbursements for January 2022. Seconded by Paraj Mathur. Motion unanimously approved.*

**VI. MANAGEMENT REPORT – presented by Steve Elmore**

**Pool Tile Replacement/Installation** – Steve Elmore reported that the materials for the tile project have been ordered. The contractor for the project is Chafee Construction and work will begin around March 1<sup>st</sup>. Steve will send a copy of the contract to the Board.

**Pool Operation** – The Board met with representatives from Aqua Guard and Chicagoland Pool regarding providing lifeguards for the summer and maintenance for the outdoor and indoor pools. The contract will include lifeguards for the summer, chemicals, draining the spa every two weeks and draining the pool at the end of the season. Chicagoland requires the lifeguard take a break every hour and BCRA has always had a break every two hours. They also require a higher chair for the lifeguard.

*Motion by John Schmitz to accept the proposal from Chicagoland Pool at a cost of \$30,823 for the outdoor pool and \$10,856 for the indoor pool for a total cost of \$41,679, contingent on the lifeguards taking a break every two hours instead of every hour. Seconded by Mary Bahr. Motion unanimously approved.*

**Tennis Courts** – Steve Elmore reported that there is a 10-year warranty on the tennis courts. In his opinion, the footing is failing and posts should not go out of plumb this early. There are cracks around all fence and net posts below the asphalt and the contract states there will be no cracks in the asphalt. Management will put the contractor on notice by sending a certified letter and set up a meeting with the engineer in April.

**Inspection Report** – Steve Elmore reported that there are issues with the concrete on the pool deck. The cracks can be filled with caulk to seal and he will get estimates for the budget for the outdoor pool and the baby pool.

**VII. CLUB DIRECTOR'S REPORT – presented by MarLene McGuire**

a. **Indoor Floor Tile/Draining Indoor Pool & Spa** – Date will be posted in the newsletter once it is confirmed. Draining of the pool and spa will be done by Chicagoland Pool. Wall tile will be power washed and sealed. Steve Elmore will find out when this step will be done.

b. **Outdoor Pool Skimmers/Pool Deck Inspection** – MarLene reported that it was recommended three new skimmers be installed due to losing water in 2021. The skimmers were caulked as a temporary fix. The plan is to uncover the pool early to let the new pool company assess the issue.

c. **Irrigation Services** –

*Motion by Russ Cascio to approve opening and closing the irrigation systems and certifying the three RPZ valves by Western Irrigation at a cost of \$940. Seconded by Mary Bahr. Motion unanimously approved.*

**d. Exercise Equipment – Bike/Treadmill –**

*Motion by Mary Bahr to approve the purchase of a Schwinn Airdime Pro Bike from by US Fitness at a cost of \$1,222.90. Seconded by Russ Cascio. Motion unanimously approved.*

*Motion by Jan Bedard to approve the proposal by US Fitness to repair the Life Fitness treadmill at a cost of \$1,031.50. Seconded by Russ Cascio. Motion unanimously approved.*

- e. Garage Sale** – MarLene reported that she received 20 responses from homeowners regarding the garage sale. The Board chose May 21<sup>st</sup> and September 17<sup>th</sup> as the tentative dates. The dates will be posted in the newsletter and ask if any major objections to the date.
- f. Social Committee** – Denise Mackowiak prepared a flyer for the February newsletter inviting homeowners to join the social committee. Four homeowners along with MarLene and Denise will meet to come up with new ideas for events. She suggested a survey to homeowners. The Board also agreed that the Summer Party could be held in the summer but with some changes.
- g. Mask Mandate/Private Parties** – The Association will continue to follow CDC guidelines regarding masks. Private parties will be limited to 50 guests through March and will be discussed again at the March meeting.

**VIII. CLUB EVENTS REPORT**

There are no club events planned.

**IX. COMMISSION REPORTS**

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

**X. OLD BUSINESS**

There was no Old Business to come before the Board.

**XI. NEW BUSINESS**

There was no New Business to come before the Board.

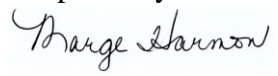
**XII. HOMEOWNER COMMENTS**

There were no homeowner comments.

**XIII. ADJOURNMENT**

*Motion by Jan Bedard to adjourn the meeting at 8:14 pm. Seconded by Russ Cascio. Motion unanimously approved.*

Respectfully Submitted,

A handwritten signature in cursive script that reads "Marge Harmon". The signature is written in black ink on a light-colored background.

Marge Harmon  
Recording Secretary

## **BLOOMFIELD CLUB RECREATION ASSOCIATION BUSINESS SUMMARY**

- Motion by Mary Bahr to approve the Agenda. Seconded by Russ Cascio. Motion unanimously approved.
- Motion by Russ Cascio to approve the minutes as presented for the meeting on January 19, 2022. Seconded by Paraj Mathur. Motion unanimously approved.
- Motion by Russ Cascio to approve the Treasurer's Report for January 31, 2022 with the caveat that Steve Elmore will send the information to the Board regarding the brownout journal entries. Seconded by Paraj Mathur. Motion unanimously approved.
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