

BLOOMFIELD CLUB RECREATION ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
Wednesday, August 21, 2024 – *Approved: Sept. 18, 2024*

Present: Jan Bedard (President), Mary Bahr (Secretary), Paulette Wirkus (Treasurer), David Smith (Director), Tina Dunn (Director),
 Kim Tarman (Administrator) Pam Stanish (ABC Property Managers)

Absent: Russ Cascio (Vice President), Paraj Mathur (Director),

Homeowners Present: Frank Filskov, Jr. (288 Benton), Deb Filskov Lamb (288 Benton), Paula Albright (217 Benton), Kerri Fricke (215 Benton), Karen Williams (307 Parkway)

I. Call to Order

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

II. Approval of Minutes –

Motion to approve the minutes from June 19, 2024 by David Smith; Second: Jan Bedard.
 Approved unanimously.

III. Treasurer' Report –

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

	<u>Jul 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
1105 Barrington Bank #8247	16,052.37
1106 Barrington Savings #4543	174,250.64
1131 Activity Checking	3,360.27
1132 Activity Petty Cash	<u>100.00</u>
Total Checking/Savings	193,763.28
Accounts Receivable	
1215 Accounts Receivable	<u>15,314.00</u>
Total Accounts Receivable	<u>15,314.00</u>
Total Current Assets	209,077.28
Other Assets	
Investments	
1599 Edward Jones	<u>438,039.60</u>
Total Investments	<u>438,039.60</u>
Total Other Assets	<u>438,039.60</u>
TOTAL ASSETS	<u><u>647,116.88</u></u>

LIABILITIES & EQUITY

Current Liability	
Prepaid Assessment	4,861.00
Equity	
Opening Balance Equity	9,052.11
Reserve Fund	
3340 Replacement Reserve Fund	476,359.11
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	7,130.00
3440 Patio Furniture Replaced/C	16,388.89
3442 Pool Equip Repl/Renew	-3,279.34
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	580,280.66
Net Income	52,923.11
Total Equity	647,116.88
TOTAL LIABILITIES & EQUITY	647,116.88

The current report does not include transfers to the Replacement Reserve Fund for the months of June and July. If corrected the Balance Sheet would show a July 31, 2024 Account 3340 Replacement Reserve Fund balance of: \$ 503,847.61 with a corresponding decrease in Net Income (YTD) to \$ 25,434.61.

Motion to approve Treasurer's Report and List of Disbursements for July 31, 2024 by Tina Dunn, Second by David Smith. Approved unanimously.

- B. The Board will vote on the 2025 Proposed Proposed Budget at the September 18, 2024 6:30 pm Board Meeting just before the 2024 Annual meeting.

IV. Social Committee Report –

- A. The Summer Party and Car Show was on July 20. The weather was great with many attendees. A big “thank you” goes to the many volunteers who worked to make the party a success.
- B. A full list of scheduled events for the fall was presented. A new activity, The Walking Club, has been added. Residents are encouraged to meet at the Clubhouse at 8:00 am on Tuesday and Thursday mornings. Coffee and Conversations will return on Sept. 17. The Fall Garage Sale is on Sept. 20 and 21. Book Club meets on Sept. 23.

Bingo is scheduled for Oct. 4. A full list of events is posted on our website: www.bloomfieldclub.org.

V. Management Report. Presented by Pam Stanish.

- A. TRG is working on Dryvit repairs at the front of the Clubhouse. In doing that work, the contractor pointed out several other areas that need repair and presented an addition quote of \$9,860.00 for that work. TRG will be requested to finish the work started on the July approved contract. Pam Stanish will discuss the additional quote with TRG to determine if any of the additional work was also a part of the original quote and to obtain a breakout for the Dryvit repair vs. caulking.
- B. TRG will be replacing the sidewalk at the West side pool/patio entrance, repairing the gate fence posts, replacing a section of the sidewalk to the parking area and crack filling the Party Room ramp, as originally proposed and approved.
- C. Additional quotes for repair of the gate between the patio and pool will be sought.
- D. BC-I homeowners received letters requesting that they reconfigure downspout and sump pump discharge from their residence so that it does not flow onto Common Property A and the pedestrian walking path.

VI. Administrator's Report. Presented by Kim Tarman.

- A. House of Glass has replaced fogged glass in the portico windows.
- B. Alarm Detection System was inspected. They suggested better labelling and replaced batteries.
- C. The Health Department conducted the annual inspection of the pools. All issues have been addressed and we received passing grade.
- D. Ridgeway replaced the library thermostat, replace a capacitor and changed filters in the HVAC system.
- E. All security cameras are now working. The DVR hard drive was replaced.
- F. Carpets have been cleaned.
- G. US Fitness inspected Exercise Room equipment and fixed a broken cable.
- H. USTree removed the fallen willow tree limbs around the pond, removed a maple tree at the front driveway and trimmed tree branches encroaching on the Clubhouse exterior.
- I. The kitchen stove was replaced for a total of \$857.86.
- J. Platinum Pools will close the outdoor pools for the season starting on Sept. 3.
- K. Platinum Pools will be investigating a possible leak in the water flow to the outdoor pool entrance.
- L. It's a Wonderful Light sent a quote for holiday lighting on the Parkway and in front of the Clubhouse. The price is the same as last year, no increase. **Motion by Jan Bedard to approve \$ 5,100 for holiday lighting services. Seconded by Tina Dunn. Approved unanimously.**
- M. **Motion to approve contract from Modern Energy for monthly servicing of the Dehumidification System for \$2,000 per year, representing a \$100 increase from previous years by Jan Bedard. Second by David Smith, Approved unanimously.**

- N. Landscaping contracts for summer season 2025 were reviewed. Beary Landscaping quoted \$18,540 including \$1,744 for aeration. New Dimensions quoted \$17,850 without aeration. **Motion by Mary Bahr to accept the Beary contract for 2025 for a total of \$16,796, without aeration. Second by David Smith. Approved unanimously.**
- O. Paulette Wirkus asked if there were plans to add more cobbles at the East side of the Schick Road entrance. Mary Bahr responded that repairs to the cobbles resulting from the auto accident have been completed. This included replacing and cleaning the West side cobbles and adding new limestone screenings. New limestone screenings were also added to the center and the section between the sidewalk and street on the east side clean up the cobbles in the center. No additional cobbles installation is planned.

VII. Homeowners' Forum –

- A. We still do not have consensus on the long-term disposition of the hot tub.

VIII. Old Business – None.

IX. New Business –

- A. The BCRA Annual Meeting is scheduled for Sept. 18 at 7:00. The purpose of the meeting is to elect one at-large director to the Board and transact any other business as may be required. We need a quorum of 10% of 437 units represented at this meeting.
- B. Current Board members will be asked to formally approve the 2025 Budget, representing an assessment of \$99 per month per unit at the September Board meeting scheduled for 6:30, just before the Annual Meeting.

- X. **Executive Session** – The meeting adjourned to executive session to discuss legal matters and personnel matters. No specific actions requiring a return to open session were expected.

XI. Adjournment

The next Board meeting is scheduled for 6:30 pm on Sept. 18, 2024. This will be a short meeting just prior to the 2024 Annual Meeting which will begin at 7:00 pm.
This meeting adjourned at 8:00.

This meeting adjourned at 8:58 pm.

Respectfully submitted,
Mary Bahr