

BLOOMFIELD CLUB RECREATION ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
Wednesday, June 19, 2024 – *Approved: July 17, 2024*

Present: Jan Bedard (President), Russ Cascio (Vice President), Mary Bahr (Secretary), Paulette Wirkus (Treasurer), David Smith (Director), Paraj Mathur (Director), Justin Scheuchenzuber (representing BC-I in Director Tina Dunn’s absence), Pam Stanish (ABC Property Managers), Kim Tarman (Administrator)

Absent: Tina Dunn (Director)

Homeowners Present: Frank Filskov, Jr. (286 Benton), Deb Filskov Lamb (288 Benton), 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 Minutes –

Motion to approve the minutes from April 15, 2024 by Jan Bedard; Second: Paulette Wirkus. Approved unanimously.

III. Treasurer’ Report –

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

	May 31, 24
ASSETS	
Current Assets	
Checking/Savings	
1105 Barrington Bank #8247	9,608.02
1106 Barrington Savings #4543	197,967.76
1131 Activity Checking	5,998.74
1132 Activity Petty Cash	100.00
Total Checking/Savings	213,674.52
Accounts Receivable	
1215 Accounts Receivable	15,318.00
Total Accounts Receivable	15,318.00
Total Current Assets	228,992.52
Other Assets	
Investments	
1599 Edward Jones	433,636.94
Total Investments	433,636.94
Total Other Assets	433,636.94

TOTAL ASSETS	662,629.46
LIABILITIES & EQUITY	
Current Liabilities	
Prepaid Assessment	6,635.00
Equity	
Opening Balance Equity	9,052.11
Reserve Fund	
3340 Replacement Reserve Fund	482,231.61
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	9,075.66
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	606,378.16
Net Income	40,564.19
Total Equity	655,994.46
TOTAL LIABILITIES & EQUITY	662,629.46

Motion to approve Treasurer’s Report and List of Disbursements for May 31, 2024 by Russ Cascio, Second by David Smith. Approved unanimously.

Edward Jones has a 10-year CD at 6%. 10 years is probably too long but rates for 1 year at 5.3%- and 18-month CDs at 5.15%. We could invest in those so that we would have CD’s coming due every 3 months for the next couple of years and earn more interest than the 4% savings rate.

Our 2025 Budget meeting is on Thursday, June 27 at 6:00.

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

A. Pam Stanish presented fixed price contracts for natural gas from 5 suppliers for 1-year terms through Hans Hermann of AUS. Interstate Gas Supply is the lowest at .4220 per therm starting at our current contract expiration date of August 2024.

Motion by Paulette Wirkus to approve a 1-year contract with Interstate Gas Supply for supplying natural gas at .4220/therm; Second by Russ Cascio. Approved unanimously.

- B. Our electric supplier contract is still locked in until next year in a contract signed by EPI just before the turnover. We are looking forward to being able to renegotiate it then.
- C. Quotes to repair Dryvit damage at the front entrance to the Clubhouse were presented.
TRG quoted \$4,130 to patch and refinish the front rounded area beneath the front Clubhouse balcony; build a boxout column to enclose a downspout from the center portico and repair and re-caulk the damaged joints at the bottom of the stairways. An informal quote from Complete Painting for \$500 for a temporary repair of the front portico was also received. Water seepage from the Clubhouse balcony has caused semi-circle front wall to crack multiple times. Temporary repairs have been insufficient to correct the problem. **Motion by Russ Cascio to approve a contract with TRG to repair Dryvit damage at the front entrance for \$4,130; Second by Paraj Mathur. Approved unanimously.**
- D. In May, the Board discussed quotes from Schiller Glass (\$15,258) to repair the failing glass seals on the 8 windows in the Portico; Rainbow Glass (\$7,727.75) and House of Glass (\$3,291.64). These quotes do not cover replacing the half-moon window. 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. The decision was deferred for one month to allow for further investigation on our options for claims under the original warranty. No further progress has been made on the warranty issue which would only cover the cost of new glass and not installation labor. **Motion by Jan Bedard to approve House of Glass to repair glass seal failures on 8 windows in the Clubhouse portico for \$3,291.64; Second by Paulette Wirkus. Approved unanimously.**
- E. Quotes for concrete repairs to the west pool gate sidewalk, the west ramp to the Party Room entrance and the parking area sidewalk repair were presented. TRG quoted \$9,140 to replace the sidewalk at the west side entrance to the patio, to replace the metal post and concrete footing at the gate, to replace the damaged curb and sidewalk at the southeast corner of the parking area and to grind out and refill surface cracks at the rear ramp to the Party Room. Genesis quoted \$19,170.00 for this project. ALM Group quoted \$10,840 for the sidewalk repairs but did not include the fence post repositioning or the ramp repair. **Motion by Jan Bedard to approve a contract with TRG for concrete repairs at the southwest corner area of the Clubhouse for \$9,140 and to approve an additional amount not to exceed \$1,000 to repair the gate posts between the patio and the outdoor pool at the same time; Second by David Smith. Approved unanimously.** This work will be done in September after the outdoor pool closes on Labor Day.

- F. Quotes to replace the decorative iron fencing on the Schick Road Entrance walls have been received. Genesis proposed to replace all 4 sections of wrought iron fencing for \$11,805. TRG proposed \$20,400 for all 4 sections (\$5,100 per each if replaced separately). A close inspection of the fencing verified that only the west side Schick Road face is loose because a bolt should secure the bottom portion of the fence to the brick post is missing. There is also significant rust damage to that one section of fence. The missing bolt on the west side has been replaced and the post has been steadied, however there is still a significant amount of rust on the 2 sections along Schick Road. Other options also need to be considered. We could remove the decorative fence completely, replace it with aluminum instead of iron or replace it with standard rather than custom metal fencing.
- G. Four quotes have for painting the decorative lamp posts on property were presented at the May meeting. The quotes range from a high of \$15,500 from Complete Painting to a low of \$7,620 from PC5. The quotes were emailed to Board members last month. After meeting again with some of the contractors to discuss details of the proposal, Pam Stanish recommended approving PC5 as the contractor to clean, wire brush, spot prime and paint the 21 decorative light posts along Bloomfield Parkway and around the Clubhouse for \$7,620. PC5 will also be asked to paint the 4 small light posts around the pool and the decorative lanterns at the Schick Road entrance. Gloss paint is to be used. **Motion by Mary Bahr to approve PC5 to paint 21 decorative light posts along Bloomfield Parkway and the Clubhouse for \$7,620, 4 smaller light posts in the pool area and 4 lanterns at the Schick Road entrance for an amount not to exceed an additional \$1,000; second by David Smith. Approved unanimously.**
- V. **Social Committee Report –**
- A. The Summer Party will be on July 20. The rain date is July 27. The Party will include a petting zoo, car show, food and vendor exhibits.
 - B. Happy Hour on the Patio held on June 14 was a great success. The weather was perfect. Approximately 100 residents attended; brought snacks to share and enjoyed the event. Special thanks go to Sue Bolger and other members of the committee for their hard work.
- VI. **Administrator’s Report.** Presented by Kim Tarman.
- A. The outdoor pool equipment renovation is working! The water is staying cleaner and temperatures are more even and we have had no complaints this year.
 - B. The indoor pool equipment renovation will be done in the second week of July. The hot tub can stay open while they work on the indoor pool.
 - C. Additional handrails at the front steps have been installed.
 - D. Open umbrellas at the patio tables are no match for the high winds we have been having. Kim is purchasing new umbrella stands which will allow us to fasten the umbrellas more securely. Homeowners suggested using a bolt through mechanism

to attach the umbrellas to the stands which might allow us to reuse the existing stands. Kim will investigate the various options

- E. The irrigation system was turned on for the season. A timer and a shut off valve had to be replaced. Just today the sprinklers were coming on when not expected and 2 of the sprinkler heads are in need of repair.
- F. We want to remind residents that the pools are operated without lifeguards. Children under the age of 14 should never be allowed in the pools without supervision. Supervision means staying in the pool area while your children are swimming. Parents sitting on the patio cannot adequately supervise children in the pool. Warning letters will go out and a loss of privileges may result if these incidents continue.

VII. Homeowners' Forum –

- A. Homeowners complimented the pool attendants who have been especially good at helping to take care of the pool area.
- B. Shannon has been especially proactive. Kim mentioned that Shannon will be cross training so she will be able to transition to be an Office Attendant in the fall.

VIII. Old Business

- A. The walking path from Lynwood to Wentworth and from Greenfield to Schick will be resealed this week. Several homeowners living along the Lynwood to Wentworth path are channeling water from their downspouts and sump pumps onto Common Area A and over the pathway. This is causing mud and water to collect on the path and damage the pathways and the retaining walls along them. The Village of Bloomingdale Building codes state that water draining from your residence may not be channeled onto adjoining property. Homeowners are required to mitigate any damage that their runoff causes.
- B. The meeting to formulate the 2025 BCRA Budget will be at **6:00 pm on Thursday, June 27.**

IX. New Business – None.

X. Executive Session – no need for a special session. An email with an update on the lawsuits was sent to Board members with the following updates:

Our insurance carrier has retained an attorney to respond to a lawsuit filed by homeowner of 158 Greenfield Dr. related to his non-conforming Solar Panel installation. The visible conduit has been rerouted to conform to our Energy Policy guidelines and to the homeowner's submitted plans for the installation. Our attorney has filed a motion to dismiss the lawsuit and seek reimbursement of attorney's fees. We believe that the lawsuit is without merit and are awaiting further court action.

State Farm is continuing to work on the trip and fall incident.

XI. Adjournment

The next Board meeting is scheduled for 7:00 pm on July 17, 2024.

This meeting adjourned at 8:15.

Respectfully submitted,
Mary Bahr