

BLOOMFIELD CLUB RECREATION ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
Wednesday, Feb. 18, 2026 – *Approved: March 18, 2026*

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

Absent: Karen Williams (Director)

Homeowners Present: Paula Albright (217 Benton), Kerri Fricke (215 Benton),
Patti Esposito (190 Ashfield Ct), Sue Bolger (311 Parkway),
Terri Ruberti (185 Wellington), John Jaresko (144 Greenfield)

I. Call to Order

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

II. Approval of Agenda

Motion to move Homeowners Forum to item IV on the Agenda and approve the Agenda as amended by Paraj Mathur; Second by Russ Cascio. Approved unanimously.

III. Approval of Minutes

Motion to waive reading and approve the minutes of the January 2026 Minutes with typographical corrections by Paraj Mathur; Second by Russ Cascio. Approved unanimously.

IV. Homeowner's Forum - no comments.

V. Treasurer's Report presented by Paulette Wirkus.

A. The January 31, 2026 Balance Sheet for BCRA shows:

Assets:

Total Checking/Savings: 163,560.65

Total Accounts Receivable: 17,539.00

Investments: 670,273.98

Total Assets: **851,373.63**

Liabilities:

Current Liabilities 6,020.00

Equity:

Retained Earnings: 19,589.04

Open Balance Equity: 9,052.11

Total Reserve Fund: 809,578.24

Net Income (YTD 2026): 7,134.24

Total Equity: **845,353.63**

Total Liabilities & Equity **851,373.63**

All of the accounting moves approved at the January 2026 BCRA Meeting for 2026 financial accounting have been made. These include transfers from 2025 Net Income into 2026 General Reserves, covering the 2024 deficit and retaining some 2025 Net Income for expenses incurred in 2025 but which will be paid in 2026.

January 2026 Transactions in the Activity Checking Account are not reflected in this financial report. Kim Tarman will follow up with ABC to understand why and to make sure that the next report shows those charges.

February maturing CD's in the Investment Account will be rolled into new CD investments.

B. Motion to approve disbursements and the January 31, 2026 Treasurer's Report by Russ Cascio; Second by Paraj Mathur. Approved unanimously.

VI. Management Report presented by Pam Stanish

A. The Bloomfield Club Recreation Association Board has received a letter from Village of Bloomingdale Building Commissioner Tim Ryan dated January 29, 2026 stating that the Village of Bloomingdale has no objection to the use of Hardie products for the replacement of existing cedar exterior finishes. This letter came in response to a request by homeowner John Jaresko to use Hardie Board to replace the fascia and soffits at 144 Greenfield Dr. which would not have been allowed under Bloomfield Club's Development Ordinance (88-5). In light of Mr. Ryan's response, the Board directed the approval of Mr. Jaresko's Architectural Improvement Application for Hardie Board fascia, soffits and gutters as described in his application. Mr. Ryan's letter is included at Addendum I to these minutes.

Because this is a significant modification that applies to all of Bloomfield Club, a committee of representatives from BCRA, BC-I, BC-II will be formed to formulate a detailed policy for the use of the Hardie Product.

B. The Clubhouse sound system has not been working properly. Homeowner John Jaresko volunteered to replace a switch which should fix the problem. The switch is expected to cost around \$250 and Mr. Jaresko will be reimbursed for the cost if the solution works

C. Last month we discussed the noise level in the Party Room. Pam Stanish talked to Jeremy of Accurate Acoustics to get ideas of what such a project would entail. Jeremy estimated that sound proofing panels would cost between \$8,000 to \$13,000. This may be something for us to consider as part of an interior Clubhouse refresh that may consider as a 2027 Reserve Project. The Clubhouse interior needs painting, some interior repair, including the ceiling crack above the portico. The carpeting in the upper level of the Clubhouse will also need to be replaced as several areas are showing signs of significant wear. Kim Tarman added that we may want to consider replacing the carpeting in the upper hallway and stairs with laminate like that used at the entrance and lower lobby. The carpeting was replaced in 2018

D. Pam Stanish will be sending Bright Ideas Electric and Sklena Electric to look at the Schick Entrance timer for possible replacement quotes.

E. Chris Painting will be quoting epoxy coating and new stair nose replacements.

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

A. Kim Tarman has been working to line up pool attendants for the summer season. Last year's attendants were cross trained, so they could work both in the office as well as the pool area. 5 of last year's 6 attendants will be coming back in 2026.

B. Rachel is leaving for college soon. Her replacement is a high school junior who expect to be with us for at least 2 years.

D. The indoor pool had to be closed for several days to handle an sanitation accident that required a filter change and extra chemicals.

E. Garage sale dates for 2026 will be May 15/16 and September 18/19.

VII. Old Business – none.

VIII. New Business

A. Russ Cascio relayed a complaint about snow removal on the front driveway and stairs of the Clubhouse. Perhaps we should consider a 1-inch push in the next snow contract. Board members expressed concerns about the increased costs of a 1-inch vs 2-inch contract. This year we had an unusually early and heavy snow fall. The contractor was less responsive than we would have liked and the temperatures were so low that sand and salt did not work. Maybe the next snow removal contract should include an option for additional clearing, on demand, rather than the lower threshold.

B. Jack Cacioppo asked about landscaping by the wall at the Bloomfield Parkway Tee. That was the area damaged by the auto accident in May of 2025. The insurance payment was late and by the time the wall foundation and brick repair was done in August it was too late to replace the landscaping. We retained \$4,800 of the insurance settlement to use for this project this spring.

C. Jack Cacioppo asked when we would be replacing the trees on Bloomfield Parkway. Bloomfield Parkway is a Village street and right of way and the Village is responsible for that area. BCRA can provide enhancements to the landscaping in this area but the Village is responsible for the street, the sidewalks and the trees. Dead maple and crabapple trees were removed and replacements promised. We have a new Village Forester and a new Village head of Public Works. Residents and Board members should feel free to contacting the Village to express concerns.

D. There is a lot of snow plow damage along this year. The first snow came before the ground was frozen so the sod ripped up more than usual. There will also be damage to any sprinkler heads that may be close the the curb. Again, this is a Village responsibility but it won't hurt to ask when and how it will be addressed.

E. The next newsletter should have something to inform homeowners about these landscaping issues.

IX. Adjournment to Executive session to discuss personnel issues at 7:47 pm.

Return to Open Meeting for votes is expected.

X. Return to Open Session and Adjournment:

A. Motion by Paraj Mathur to increase the hourly rate for attendants and the Clubhouse Administrator by \$.50 per hour; second by Russ Cascio. Approved unanimously.

B. The next meeting of the BCRA Board of Directors will be on March 18, 2026 at 7:00 pm.

The meeting adjourned at 8:16 pm.

Respectfully submitted,
Mary Bahr

BCRA Minutes 18 Feb 2026 – Addendum 1



Village of Bloomingdale

Franco A. Coladipietro
Village President

Pamela S. Hager
Village Clerk

"Growth with Pride"

January 29, 2026

Bloomfield Club Recreation Association Board
C/O ABC Property Managers
Attn: Pam Stanish
1732 West Wise Road
Schaumburg, IL 60193

RE: Permitted exterior finishes at Bloomfield Club

Dear Bloomfield Club Recreation Association Board Member:

Upon reviewing the underlying ordinances applicable to Bloomfield Club, specifically 1988-05 I see language in Section 3, 3 Building Elevations (a) and (b) that lists the materials to be used for the exterior finishes of the structures. At the time of the approving ordinance fiber cement siding such as James Hardie Siding, commonly known as Hardie Board, was just being introduced into the market. Since its introduction, Hardie Board has proven to be a more attractive exterior finish to not only design professionals, and homeowners, but also to the Village as it is easier to maintain as it will hold its color longer, is non-combustible, and is resistant to decay and pest infiltration.

Adopted planned development ordinances since your 1988 approval have permitted the use of fiber cement siding, specifically calling out the Hardie product line. The use of the Hardie product line within the Bloomfield Club meets and exceeds the intent of the quality and aesthetic of products, specifically cedar, identified in 1988. The Village has no objection in the use of said Hardie products for the replacement of existing cedar exterior finishes.

Respectfully,


Tim Ryan, C.B.D.
Building Commissioner
Village of Bloomingdale