

**BLOOMFIELD CLUB RECREATION ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
Wednesday, January 21, 2026 – *Approved: Feb. 18, 2026***

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

Absent: None

Homeowners Present: Paula Albright (217 Benton), Kerri Fricke (215 Benton),
Jim Cincinello (150 Bloomfield Pkwy)

I. Call to Order

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

II. Approval of Agenda

Motion to approve the Agenda by Karen Williams; Second by Paraj Mathur. Approved unanimously.

III. Approval of Minutes

Motion to waive reading and approve the minutes of the November 2025 Minutes with typographical corrections by Paraj Mathur; Second by Russ Cascio. Approved unanimously.

IV. Treasurer's Report presented by Paulette Wirkus.

A. The December 31, 2025 Balance Sheet for BCRA shows:

Assets:

Total Checking/Savings: 145,202.92

Total Accounts Receivable: 15,927.00

Investments: 669,598.64

Total Assets: **830,728.56**

Liabilities:

Current Liabilities 3,030.00

Equity:

Retained Earnings: -8,320.45

Open Balance Equity: 9,052.11

Total Reserve Fund: **778,057.41**

Net Income (2025): 48,909.49

Total Equity: **827,698.56**

Total Liabilities & Equity: **830,728.56**

B. Motion to approve disbursements for the months of November and December 2025 and to approve the December 31, 2025 Treasurer's Report by Jack Cacioppo; Second by Russ Cascio. Approved unanimously.

C. The 2025-year end numbers are complete. 2025 Net Income (48,909.49) will be used to offset 2024 negative net income (-8,320.45), move \$21,000 to General/Replacements Reserves and retain the balance for expenses that were incurred in 2025 but will be invoiced and paid in 2026. This includes the remainder of the insurance proceeds for restoration of the landscaping at the south end of Bloomfield Parkway, and expenses for the 2025 Holiday Party and Holiday Decorations. The resulting balance in retained earnings will be \$19,589.04. Reserve Accounts 3447 (Pool and Patio Deck Resurfacing) and 3448 (Pools Resurfacing) will each be increased by \$50,000 by moving those funds from the General/Replacement Reserve Account 3340. Account 3340 will be replenished by monthly allocations as approved in the 2026 Budget.

Motion to approve moving \$21,000 from 2025 Retained Earnings (32000) to General Replacement Reserve account 3340; and to allocate \$50,000 from General/Replacement Reserve Account to Reserve Account 3447 and to allocate \$50,000 from General/Replacement Reserve Account to Reserve Account 3448 by Jan Bedard; Second by Paraj Mathur. Approved unanimously.

Mary Bahr will send detailed instructions to ABC to implement these accounting changes.

V. Management Report presented by Pam Stanish

A. Pam Stanish requested Board input for projects that will need bids for work to be done in the spring and summer of 2026. The following were suggested:

1. The front Clubhouse entrance steps and landing epoxy coat shows rust stains and cracking. The metal stair nosing should also be replaced at that time. All metal and screws used must be stainless steel to prevent rust.
2. The light timer at the Schick entrance is very old and finicky. It would be helpful to have that replaced with a newer model that includes an optical sensor so that the Entrance and Parkway lights would not have to be manually adjusted for dark to dawn settings.
3. We may need to resurface the outdoor pools prior to opening for the summer season, depending on the status of the liner in April. VGBA pool grates will also have to be replaced in 2026.
4. The Party Room is very noisy. The social Committee has requested that options for sound buffering be investigated.

B. A spring walkthrough the common area needs to be scheduled.

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

A. Western Irrigation presented estimates for spring maintenance of the irrigation system of \$960 which includes for RPZ valve certification, spring system startup and fall winterization. Any required repairs will be billed separately. Prices are the same as last year.

Motion to approve Western Irrigation for irrigation system RPZ certification, spring startup and fall winterization for \$960 by Karen Williams; second by Russ Cascio. Approved unanimously.

B. The jet pump for the hot tub has an air leak. Platinum pools estimated repair costs at \$675. At the same time, they noticed a crack in the drain grate. They are investigating a temporary fix to the grate to reopen the hot tub until grate replacement which will be done as soon as the State of Illinois permitting process is completed in 2026.

Motion to approve \$675 for repairs to the hot tub jet pump by Platinum Pools by Karen Williams; Second by Russ Cascio. Approved unanimously.

C: Drain grates in all of the pools will have to be replaced in 2026 per VGBA requirements. This will require a permit from the State of Illinois which may take as long as 10 months. The Dept of Health will let us open for the summer season as long as the permit process has been started. Kim will also confirm the prices for 7-year certified grates.

Motion to approve Platinum Pools to begin the permit process for the pool grates for a total not to exceed \$14,000, with a 50% deposit by Jan Bedard second by Russ Cascio. Approved unanimously.

VIII. Homeowner's Forum - no comments.

IX. Old Business – none.

X. New Business

A. ABC Property Managers received a request to approve the use of Hardie Board for the replacement of cedar board on a home in BC-IV. Pam referred the request to the Architectural Committee.

The Architectural Committee cannot approve this request because the architectural standards for BCRA require that all exteriors within Bloomfield Club, except the townhomes in BC-II, must use brick, cedar or stucco is codified by Village Ordinance 88-5. requirements and whether exceptions to the Ordinance are allowed.

In addition, the letter from the homeowner's contractor explains that Hardie Board is superior to cedar but he then goes on the recommend using aluminum for the soffit.

If the Village has changed ordinances to allow Hardie board wherever original development ordinances specify cedar, then the BCRA Board could consider approving the Homeowners' Application. Such a change would apply to all of Bloomfield Club.

Pam Stanish will help the homeowner investigate the Village's stance on this issue. If the substitution is allowed, we will need to develop some standards for Hardie Board use.

B. Russ Cascio asked Pam to look into an electrical contractor who could update the Schick Entrance timer.

XI. Adjournment of Open Meeting to Executive session to discuss fines and late fees.

Return to Open Meeting for votes is not expected.

XII. Adjournment:

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

The meeting adjourned at 8:16 pm.

Respectfully submitted,
Mary Bahr