

**BLOOMFIELD CLUB RECREATION ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
Wednesday, March 18, 2026 – *Approved: April 15, 2026***

Present: Jan Bedard (President), Russ Cascio (Vice President), Mary Bahr (Secretary), Paulette Wirkus (Treasurer), Paraj Mathur (Director), Jack Cacioppo (Director), Karen Williams (Director)

Absent: Kim Tarman (Administrator), Pam Stanish (ABC Property Managers)

Homeowners Present: Paula Albright (217 Benton), Kerri Fricke (215 Benton),
Patti Esposito (190 Ashfield Ct), Jim Cincinello (250 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 Karen Williams; Second by Russ Cascio. Approved unanimously.

III. Approval of Minutes

Motion to waive reading and approve the minutes of the February 2026 BCRA Board Meeting by Jack Cacioppo; Second by Russ Cascio. Approved unanimously.

IV. Treasurer's Report presented by Paulette Wirkus.

A. The February 28, 2026 Balance Sheet for BCRA shows:

Assets:

Total Checking/Savings:	193,991.41
Total Accounts Receivable:	18,510.00
Investments:	673,484.19
<u>Total Assets:</u>	<u>885,985.60</u>

Liabilities:

Current Liabilities	6,914.00
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Equity:

Retained Earnings:	18,440.84
Open Balance Equity:	9,052.11
Total Reserve Fund:	820,099.07
Net Income (YTD 2026):	31,479.58
Total Equity:	<u>879,071.60</u>

<u>Total Liabilities & Equity</u>	<u>885,985.60</u>
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B. Motion to approve disbursements and the February 28, 2026 Treasurer's Report by Jan Bedard Second by Russ Cascio. Approved unanimously.

V & VI. Management and Administrators Report presented by Jan Bedard. Pam Stanish and Kim Tarman could not attend tonight's meeting, but sent notes on the following.

- A. The drawings for VGBA compliant pool grates have been submitted to the State of Illinois. Permit approval takes at least 2 to 3 months.
- B. An estimate for sound proofing of the Party Room will be done as soon as the contractor completes his current project.
- C. All other estimates for jobs are weather dependent.
- D. Matt Wcilso, our Beary account representative, will meet with Mary Bahr to discuss landscaping projects for this spring. This will include replacement of shrubbery and plantings at the front Clubhouse circle which were damaged last summer. We will also get quotes for replacing the Japanese maples at the club entrance.
- E. Village of Bloomingdale Public works has marked stumps along Bloomfield Parkway for grinding.
- F. Sklena Electric replaced the optical sensor for the lights at the Schick Entrance and Bloomfield Parkway. Thomas Sklena had come to quote repairs to the light timer when he noticed that an optical sensor had previously been installed, had failed and had not been replaced. It was bypassed in favor of the manual timer, which has required manual adjustments for dusk to dawn operation of the lighting system at the Schick entrance and along Bloomfield Parkway. Sklena replaced the optical sensor and bypassed the manual timer in the system for \$243. The only electrical outlet along Bloomfield Parkway which is not controlled by the sensor is the one located by the irrigation pump in the center island. If power is needed during the day at either the Schick entrance or along Bloomfield Parkway, the optical sensor will need to be covered to force a blackout. This may be an issue for the installation and maintenance of Holiday lighting.

VII. Social Committee Report Report, presented by Patti Esposito.

A. The Committee has put together a Social Calendar for 2026:

April 7, BINGO (doors open at 6:00, play 6:30 – 8:30)
April 22, Earth Day Community Clean-up (a Chair for this event is needed)
April 23, 10:00 am -- Ladies Tea
May 15 & 16, Community Garage Sale
June 12, Happy Hour on the Patio – Karaoke
July 4, 10:00 am – Donuts on the Patio to celebrate Independence Day 250!
July 24, Happy Hour on the Patio -- Light Music
August 1, 12:00 – 3:00 Summer Party (Entertainment, Petting Zoo, Pony Rides, Food Trucks, face painting). No rain date has been scheduled.

August 14, Happy Hour on the Patio – Karaoke

Sept. 18 & 19, Community Garage Sale

Dec. 6, Children’s Holiday Party.

Dec. 13, Adult Holiday Party. The committee is investigating a change in format for this event to focus more on activity.

- B. The Social Committee is asking for approval to spend \$1,900 on pony rides and a petting zoo at the summer party. This is the single largest expense item for this event.

Motion to approve \$1,900 to contract for pony rides and a petting zoo for the Summer Party, by Jan Bedard. Second by Russ Cascio. Approved unanimously.

- C. A discussion regarding whether it would be possible to purchase grill for Clubhouse use. There are significant liability and safety issues to consider. A grill would have to be secured and attended at all times to make sure that no one is injured. This would mean permanently fencing off and locking a portion of the patio to make sure a hot grill doesn’t become a hazard. In addition, cleaning and maintenance have to be considered. A standard residential grill can usually accommodate a small number of diners. At previous Summer Parties, even with commercial grills rented, it was difficult to have food ready for a large crowd. There were complaints about the wait, availability of vegetarian and special diet options. Our current budget does not have funds to feed the whole community, nor would our homeowners approve the increases in assessments that would make this possible. The Social Committee has done a good job of planning activities which encourage homeowners to socialize rather than promote events that are essentially “eat free and run.” The Committee can choose to use “social activity” funds that have been for food purchases as part of any event. Cookies and drinks for the Kid’s parties; lemonade and popcorn for pool events; coffee and pastries for morning get togethers are well within these bounds. Residents can be encouraged to bring food to share, as has been the case for Happy Hours on the Patio.

We should also remember that costs have escalated dramatically over the last 3 decades. At one time, we could plan a Holiday Party with carving stations and an open bar for \$20 per attendee, with 150 homeowners participating. Today, that wouldn’t come even close and asking the non-participating homeowners to subsidize increasing costs is untenable.

VII. Homeowner’s Forum –

Homeowners asked whether the closure of the indoor pool for cleaning was caused by a child in diapers. The accident caused by an adult. Children who are not toilet trained are not allowed in the pools.

VII. Old Business – none.

VIII. New Business

- A. Census reports have not been coming in the the property manager as required. BC-II issues fines of \$50 to homeowners who do not comply. BC-I, II and III do not have specific policies. Property Managers will be asked to redouble efforts to get these forms completed. Starting this summer, Club cards could be deactivated if the Club administrator get a list of homeowners who have not completed the

forms. Club cards should also be deactivated for any homeowner who is more than 90 days in arrears on assessments.

In the future, fines may have to be levied for non-compliance. The forms also need to be reviewed to see if they can be streamlined and require fewer questions that might raise privacy concerns.

B. We need a committee to formulate specifics for the use of Hardie Board in place of cedar within Bloomfield Club. This change, as approved by the Village of Bloomingdale and discussed at the February meeting will apply to all exterior modifications within the subdivision. Jack Cacioppo will contact John Jaresko (BC-IV), the BC-I Board and BC-III to form a committee to write these specifications and present them to the BCRA Board for approval.

IX. Adjournment to Executive session to discuss rule violations and delinquencies. Time: 7:39 pm.
Return to Open Meeting for votes is not expected.

X. Return to Open Session and Adjournment:

A. The next meeting of the BCRA Board of Directors will be on April 15, 2026 at 7:00 pm.
The meeting adjourned at 7:44 pm.

Respectfully submitted,
Mary Bahr