

**BLOOMFIELD CLUB RECREATION ASSOCIATION  
MINUTES OF BOARD OF DIRECTORS' MEETING  
Wednesday, January 18, 2023**

A regular meeting of the Board of Directors of the Bloomfield Club Recreation Association was scheduled for 7:00 pm, Wednesday, January 18, 2023 at the Bloomfield Clubhouse, Bloomingdale, Illinois. Jan Bedard presided as Chairperson of the meeting.

Present: Jan Bedard, President  
Russ Cascio, Vice President  
Mary Bahr, Secretary  
David Smith, Director  
John Schmitz, Director  
Paraj Mathur, Director

Absent: Mike Mazza, Treasurer

Representing Management: Pam Stannish, ABC Property Managers

Also present were Kim Tarman, Club Administrator and Marge Harmon, Recording Secretary.

**I. CALL TO ORDER**

Jan Bedard called the meeting to order at 6:59 pm.

**II. HOMEOWNER FORUM**

There were no homeowners present.

**III. APPROVAL OF MINUTES**

***Motion by Jan Bedard to approve the minutes as presented for the meeting on November 16, 2022. Seconded by Mary Bahr. Motion unanimously approved.***

**IV. TREASURER'S REPORT – presented by Mary Bahr**

a. Approval of Treasurer's Report – December 31, 2022

Total Cking & Savings	\$146,741.56	Total Acct Payable	\$ 9,702.04
Accounts Receivable	\$ 1,842.00	Prepaid Assessments	\$ 4,765.94
Short Term Reserve Inv	\$305,295.74	Total Current Liabilities	\$ 18,564.00
Total Current Assets	\$453,879.30	Total Reserve Fund	\$418,917.81
		Net Income	\$ 16,397.49
		Total Liability & Equity	\$453,879.30

Mary Bahr reported that there are significant questions on items on the financials. The CDs approved at the November meeting have not been opened. Jan will contact EPI Management.

***Motion by Mary Bahr to direct EPI Management to transfer funds from the checking account at 5/3 Bank to the new Wintrust account. Seconded by David Smith. Motion unanimously approved.***

***The December financials were not approved because they are incorrect and more information is needed from EPI Management.***

**V. MANAGEMENT REPORT**

Library Windows – The Board directed Management to get quotes for the library windows to match those in the party room. The specifications should include double hung windows with white exterior and dark brown interior. The transom windows should be a separate bid. The pool window will not be replaced.

Insurance Renewal – Pam Stannish reported that the insurance renews in May. She has requested quotes from two additional companies as well as Worker's Compensation quotes. Mary Bahr requested an additional policy to cover directors.

Assessments – Pam reported that the ACH is being set up at the bank.

**VI. ADMINISTRATOR REPORT – presented by Kim Tarman**

A. Social Committee – Kim reported that the Social Committee will be in charge of most events with the use of volunteers and Kim's assistance. They are working on upcoming events.

B. AquaGuard – Kim reported that AquaGuard will inspect all the pumps to determine the problem with the spa.

C. Garage Sale – The garage sale will be held on May 20<sup>th</sup> and September 16<sup>th</sup>.

D. Western Irrigation – The 2023 contract was signed at the 2022 rate, with an increase in hourly rate for repairs.

**IX. OLD BUSINESS**

A. Lifeguards/Attendants – Jan Bedard reported that BCRA will hire approximately four attendants to cover all open hours of the outdoor pool. Jan asked for the Board's assistance in hiring the attendants, possibly college students or teachers.

B. Delinquency – The Board directed Management to send a firm reminder to any homeowners with a balance. Pam stated that she will send a letter introducing ABC Property Managers, notifying them of their balance and asking them to pay the balance.

**XI. NEW BUSINESS**

There was no New Business to come before the Board.

**XII. ADJOURNMENT**

The meeting was adjourned to Executive Session at 8:00 pm to discuss personnel. Executive Session was adjourned at 8:30 pm and the Board returned to open session.

***Motion by David Smith to accept the performance reviews discussed in closed session. Seconded by Jan Bedard. Motion unanimously approved.***

The meeting was adjourned at 8:34 pm.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Marge Harmon". The signature is written in black ink on a white background.

Marge Harmon  
Recording Secretary

**BLOOMFIELD CLUB RECREATION ASSOCIATION  
BUSINESS SUMMARY  
January 18, 2023**

- Motion by Jan Bedard to approve the minutes as presented for the meeting on November 16, 2022. Seconded by Mary Bahr. Motion unanimously approved.
- Motion by Mary Bahr to direct EPI Management to transfer funds from the checking account at 5/3 Bank to the new Wintrust account. Seconded by David Smith. Motion unanimously approved.
- Motion by David Smith to accept the performance reviews discussed in closed session. Seconded by Jan Bedard. Motion unanimously approved.