

**BLOOMFIELD CLUB RECREATION ASSOCIATION
MINUTES OF BOARD OF DIRECTORS' MEETING
Wednesday, July 21, 2021**

A regular meeting of the Board of Directors of the Bloomfield Club Recreation Association was scheduled for 7:00 pm, Wednesday, July 21, 2021 at the Bloomfield Club Clubhouse, Bloomingdale, Illinois. Joe Chranko presided as Chairperson of the meeting.

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

Absent: Mike Mazza, Director

Representing Management: Steve Elmore, EPI Management

Also present were MarLene McGuire, Marge Harmon, Recording Secretary and two homeowners.

I. CALL TO ORDER

Joe Chranko called the meeting to order at 7:00 pm.

II. HOMEOWNER'S FORUM

III. MODIFICATION/APPROVAL OF THE AGENDA

A motion was made by Jan Bedard to approve the Agenda. Seconded by David Smith. Motion unanimously approved.

IV. REVIEW OF MINUTES

A motion was made by Jan Bedard to approve the minutes of the meeting on June 17, 2021. Seconded by David Smith. Motion unanimously approved.

V. TREASURER'S REPORT – presented by Steve Elmore

a. Approval of Treasurer's Report – June 30, 2021

Total Cking & Savings	\$ 92,025.31	Total Acct Payable	\$ 5,739.38
Accounts Receivable	\$ 1,699.00	Prepaid Assessments	\$ 4,096.00
Short Term Reserve Inv	\$204,305.85	Total Current Liabilities	\$ 19,013.90
Total Current Assets	\$398,030.16	Total Reserve Fund	\$292,849.19
		Net Operating Income	\$ 26,143.13
		Total Liability & Equity	\$436,691.43

A motion was made by David Smith to approve the Treasurer's Report as presented by Steve Elmore for June 30, 2021. Seconded by Jan Bedard. Motion unanimously approved.

- b. Approval of Disbursements.

A motion was made by David Smith to approve the Disbursements for June 2021. Seconded by Jan Bedard. Motion unanimously approved.

VI. MANAGEMENT REPORT – presented by Steve Elmore

2022 Budget – The Board will have further discussion before the budget is sent to the homeowners.

2020 Audit – A draft of the audit is attached and will be reviewed in August.

Exterior Painting – Inspection is attached. Some minor items are left to be done. Cost was approximately \$51,000. The paint should last at least 8 years.

Front Entry Brick Wall – Steve Elmore recommended painting the concrete block on the south side of the new wall with the same color as the monument wall. The Board approved using the same color.

Sealcoating/Asphalt Status – Steve Elmore is still waiting for a date for the asphalt repair.

Power Failure – Steve Elmore reported about the damage caused by the brown-out. He is recommending a battery backup that would shut the clubhouse down if anything goes to low voltage.

Tile Replacement for Indoor Pool – The tile for the indoor pool will be purchased by the Association and the contractor will be hired to install new tile. The work will be done in the fall and the pool will be closed for one or two months. The Board directed MarLene to put a notice in the August and September newsletter.

A motion was made by Jan Bedard to accept High End Interiors at \$24,900 for installation of indoor pool tile. Seconded by John Schmitz. Motion unanimously approved.

A motion was made by Mary Bahr to purchase tile made by Olean Corporation as well as grout and sealer for the installation of the indoor pool tile at an amount not to exceed \$9,125. Seconded by David Smith. Motion unanimously approved.

VII. CLUB DIRECTOR'S REPORT – presented by MarLene McGuire

a. Update on Brownout – The brownout occurred one month ago and affected the fire panel, burglar alarm, dehumidification system, Winpak door access system and video camera system. All items except the Winpak card system and burglar alarm have been fixed. Intelligent Infrastructure is working on the Winpak system and MarLene has received proposals for the burglar alarm.

b. Report on Budget Meeting – MarLene McGuire reported that the 2022 assessments will remain at \$91 and the budget summary will be included in the August newsletter. MarLene will contact Mike Mazza for the updated budget information.

c. Guests for Pool – The Board directed MarLene to allow residents to bring four guests to the pool using their two guest passes and borrowing two passes from the Clubhouse. The Clubhouse will have 12 passes to loan on a first-come, first-served basis.

- d. **Private Parties** – The Clubhouse will begin scheduling private parties according to pre-Covid rules and Health Dept. rules. Residents that are renting the Clubhouse must sign a waiver stating that they are responsible for enforcing the Covid guidelines that exist and BCRA is not responsible for anything as a result of the party. Steve Elmore will have the attorney draw up a waiver to be attached to the contract.
- e. **Garage Sale** – A second garage sale will be held on September 18th from 9:00 am to 4:00 pm. Beginning next year, the annual garage sale will be held in September.

VIII. CLUB EVENTS REPORT

Discussion of the Holiday Parties was tabled due to changing Covid CDC guidelines.

IX. COMMISSION REPORTS

- a. Social Committee
- b. Architectural and Facilities
- c. Finance/Budget
- d. Landscaping

X. OLD BUSINESS

There was no Old Business to come before the Board.

XI. NEW BUSINESS

- a. **Tree Limbs** – Mary Bahr requested that a notice be placed in the newsletter reminding residents that tree limbs should not be left on the vacant lot or cul-de-sacs. The landscaper does not pick up the limbs. They are picked up by the Village twice a year.

XII. HOMEOWNER COMMENTS

XIII. ADJOURNMENT

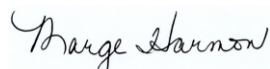
A motion was made by Jan Bedard to adjourn the meeting to Executive Session at 8:05 pm. Seconded by David Smith. Motion unanimously approved.

The meeting reconvened to approve the Volt proposal.

A motion was made by Jan Bedard to approve the proposal by Volt Electric to install a 3-phase electrical monitor/surge protector in the amount of \$5,120. Seconded by David Smith. Motion unanimously approved.

A motion was made by Jan Bedard to adjourn the meeting. Seconded by Davis Smith. Motion unanimously approved.

Respectfully Submitted,



Marge Harmon
Recording Secretary

BLOOMFIELD CLUB RECREATION ASSOCIATION
BUSINESS SUMMARY
June 16, 2021

- A motion was made by Jan Bedard to approve the Agenda. Seconded by David Smith. Motion unanimously approved.
- A motion was made by Jan Bedard to approve the minutes of the meeting on May 19, 2021. Seconded by Russ Cascio. Motion unanimously approved.
- A motion was made by Jan Bedard to approve the Treasurer's Report as presented by Mike Mazza for May 31, 2021. Seconded by Russ Cascio. Motion unanimously approved.
- A motion was made by Jan Bedard to approve the Disbursements for May 2021. Seconded by Russ Cascio. Motion unanimously approved.
- A motion was made by Jan Bedard to remove the vending machine. Seconded by David Smith. Motion unanimously approved.
- A motion was made by Mike Mazza to approve the color of the tile for the indoor pool deck. Seconded by Jan Bedard. Motion unanimously approved.
- A motion was made by Jan Bedard to adjourn the meeting to Executive Session at 8:15 pm. Seconded by David Smith. Motion unanimously approved.
- A motion was made by Jan Bedard to adjourn the meeting to Executive Session at 8:05 pm. Seconded by David Smith. Motion unanimously approved.
- A motion was made by Jan Bedard to approve the proposal by Volt Electric to install a 3-phase electrical monitor/surge protector in the amount of \$5,120. Seconded by David Smith. Motion unanimously approved.
- A motion was made by Jan Bedard to adjourn the meeting. Seconded by David Smith. Motion unanimously approved.