

# Bromley Village Association

## Annual Meeting Minutes

November 26, 2021

Via Zoom

Start of Meeting delayed due to lack of a quorum.

**Board members present** - Eliza Massaro, Gary Fishkin, Sandra Pangburn, Bill Cariste, Matt Walsh, Skip Omasta, John Moriarty, Sandra Findley

**Present from Bromley Mountain** – Bill Cairns, Myles Urbanski and Terry Farkas

**Presentation from Bromley Mountain President, Bill Cairns, while waiting to see if we get a quorum:**

It is Bromley's 85th Anniversary; there have been some new hires in management; they rebuilt the 24 year old detachable quad with a \$1M upgrade (original cost was \$2.4M, and it would cost \$6M today; they have electricity to summit for the first time ever; bought a new Pisten Bully park pro groomer; they have had record season pass sales; summer operations were very strong - exceeded 2019; the Mountain is well staffed, with the Int'l staff back and fully vaccinated; over 95% of the staff is vaccinated; still hard to fill openings, which is why they have not mandated vaccines for the few unvaccinated but expect things to be fully open.

Covid policies - outdoors back to normal, indoors masks recommended except for required in the rental shop, Kids Center and Kidsrule; otherwise indoors back to normal.

Best Farm project update - no news, but good to go and still waiting for a partner; Bill Cariste asked about time frame - owner is 75 yrs old and he wants a partner prior to starting; stream banks and a lot of water has shrunk project down to about 200 or fewer single family homes from original 300 condos; 150 out of 245 acres cannot be built on due to streams and other water issues; would be built with independent water supply and new sewer plant.

Myles Urbanski - down 1 carpenter; shuttle schedule sent to owners; Sandy asked about late date for shuttle start, but Myles said no staff available until December 8 (Terry corrected it to Dec 10), when mountain is open full time; there is no set start date in the SOW; Skip Omasta worried about areas of Village that have 1 stop for 30 units? Myles said the schedule can be adjusted as needed, and a second bus will be used during peak times.

Questions from chat - expand snowmaking? Not presently in terms of horsepower, but they run the system about 120 hrs during November and 450 hrs in December; ground and water are currently warmer than they like; 80% of terrain is covered with snowmaking, and they can run 80 to 100 guns at a time; they use 80 million gallons of water per year.

Upgrade to bubble enclosure on lift? Can't do – it would be extremely costly, and probably not even possible since the terminals couldn't handle them. Can there be more early snowmaking on Lower Thruway for homeowners? Yes, it is a priority.

After about 45 minutes waiting to get enough attendance for a quorum, the meeting was about to be ended by Bill Cariste due to the lack of a quorum. Only 54 present on Zoom and/or via proxy, short of the 60 required. Meeting is to be re-scheduled for December 14, 2021.

The question came up as to whether the existing proxies can be used for the new meeting date. The answer appeared to be “no,” but then Robert Gibbons suggested that we call the meeting to order, establish that we don’t have a quorum, and then continue the meeting until December 14. Since the meeting will not have been adjourned, all of the proxies will still be good. The Bylaws were checked at Mr. Gibbons’ suggestion, and it was confirmed as a permissible solution. The relevant section of the Bylaws is posted below and made a part hereof.

Bill Cariste, President, called the meeting to order at 4:54PM.

Matt Walsh made the motion to suspend the meeting until December 14 at 7:00PM. Eliza Massaro seconded the motion. All voted YES; there were zero NO votes.

At 4:58PM, Bill Cariste wished all a good night, and we will continue the meeting on December 14, 2021 at 7:00PM.

From BVA Bylaws, revised and adopted October 9, 2016, Section V, Paragraph D:

**Quorum of Members.** A quorum is present throughout any Meeting of Unit Owners if persons entitled to cast 20 percent of the votes in the Association:

1. are present in person or by proxy at the beginning of the Meeting, or
2. have cast absentee ballots.

**Exercise of Proxies.** Members, who have duly executed and filed Proxies in accordance with these Bylaws, shall be counted as present at a Meeting.

**Less than Quorum.** If less than a quorum is present at a Meeting, the Meeting may be adjourned by those present to a later date, and Notice of the date, time, and place of such adjourned Meeting shall be given as Notice of a Special Meeting in accordance with these Bylaws.

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