



Bromley Board Meeting AGENDA

Tuesday May 3, 2022 at 7:00 PM

REVISED APRIL 26

<https://us02web.zoom.us/j/81559702634?pwd=eXJjN2JGeW9iZ1JTVHNCV2xvdjR6QT09>

Or <https://us02web.zoom.us/join> enter meeting ID: 815 5970 2634 - password: 827898

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ATTACHED: Minutes of 2/22/22 meeting
Survey Exhibit / BPS Exg Survey info vs “MORE detailed”
Rules Committee Summary April 2022

1. Establish a quorum of the board and call meeting to order
2. Review/Approve Minutes of Feb 22,2022 meeting - attached
3. Update on BVA website / Social media committee report
4. Social Events – select date for July 4th picnic – Saturday 7/2/22 rain or shine?
5. Rules & Standards subcommittee update (Tomkiel / Moriarty/ Pangburn / Cariste)
 - a. Review Summary Memo from Committee
 - b. Choose date & format / forum for presentation of committee work product to members:
 - i. Survey Monkey – or -
 - ii. “All hands” Zoom / community meeting
 - iii. PRIOR review by Readnour??
6. Discuss signage in the Village – use of brand color on buildings (911 requirement), at entrances to associations and at intersections of certain roads – form a committee.
7. Arch Committee report
8. Report on Re Started regular meetings – Mountain & BVA (scheduled for April 25)
9. Capital Budget discussion FY 2022 Capital projects and beyond
 - a. FOR FUTURE YEARS - New subcommittee PROPOSED – to prepare Clubhouse & Gym CAPEX estimates
 - i. Work product – late summer - one or more “scope” proposals – to be



- followed by pricing estimates w pricing
- ii. Expenses needed to prepare?
- iii. Start date – discuss 2023 / 2024
- iv. Phase in discussion postponed until scope is agreed
- b. CURRENT YEAR – DISCUSS (2022) BPS recommended / new BPS Bids needed:
 - i. 2nd floor heat for gym?
 - ii. Timber wall south side Ledges badly deteriorated – may be BVA cost (ROW) ???
 - iii. Tables and umbrellas for pool
 - iv. Refinish pool concrete decking and coping - \$3 - \$5K
- c. CURRENT YEAR COMMITTED
 - i. BVA and BPS long term grading & drain culvert upgrades – NOTE BVA approved regular budget approx. \$7K / yr new material add to roads – grading “free” included in SOW
 - ii. Clubhouse - Landscaping & Berms for area of removed bushes – ice protection for pool heaters

10. Treasurer’s report:

- a. Overall Status, accounts receivable, late fees
- b. Community Fund update

11. New business –

- a. Incident involving trespass at Willows in April
- b. Superchargers for Elec cars at Clubhouse - discuss
- c. SEE SURVEY EXHIBIT – Overall Beck Survey lacking bldg. details – see example BVA v. Ridges – solicit bids and phase in over several years? NOT cheap
- d. Retain Jon Readnour at new firm Downs, Martin Rachlin (must sign new retainer)
- e. Thatch / seed / fertilize upper field?
- f. Next Meeting Tues, June 21

12. Adjourn