

Bromley Village Association Board Meeting

Tuesday, February 22, 2022

Call to order 7:08PM

Board members present: Bill Cariste, Sandy Pangburn, Matt Walsh, Skip Omasta and Gary Fishkin

BPS representatives present: Terry Farkas

The Dec 14 meeting Minutes do not need to be approved until the next annual meeting. So there are no Minutes to approve at this meeting.

Social Events Committee:

- Sandy explained they want to send an email to all homeowners with an invitation to join a new Facebook page. It will only be open to Bromley Village owners and families.
- Terry will kindly use the Bromley system to make the email blast, which will avoid the cost of having CSM send it out. Sandy made a motion to send out the email. Matt seconded the motion. Passed with a vote of 5 to 0.

July 4th BBQ:

- Sandy suggested having the BBQ on Saturday, July 2, rain or shine. There were no dissents, so the BBQ will be on 7/2, rain or shine. Agreed that there will no longer be a Labor Day BBQ.

Rules Committee:

- Dick Gregor gave an update. He believes they are making good progress. Bill Cariste said they hope to have the details ready as soon as possible. Lighting, rules, and tree trimming committees. Some have started work, and others have not. Jack Ready explained that they are working hard to put all of the rules together. Members are diverse, and committed to make the rules for the entire Village; not just for individuals or individual Associations. All cows, lambs, chickens and horses are working hard. Sandy discussed making sure that BVA rules are not encroaching on certain rules that should be left to individual Associations. Bill Cariste said that HOAs should be encouraged to also update their own rules.

Village signage:

- Sandy Pangburn discussed updating signs for Bower House. She explained to Frank at Southern Vermont Signs regarding the specific look and colors that should be used for Bromley Village. Sandy questioned whether we change all signs, including on the roads, to be standardized. Bill believes that we should standardize, but without forcing them to do it. The Board discussed whether or not to have all signs standardized in the new color scheme. Need a Committee to look into the subject.

Architectural Committee:

- Skip said no new applications since the last meeting. Clovers will be starting a huge re-siding project (\$3M+), hopefully in June.

Capital Items:

- Fireplace in the Clubhouse is still not operable. Terry will follow up with Myles to find out what the problems are.
- Clubhouse air purifier is in place within budget.
- Bill asked about ordering new umbrellas. Sandy said the budget for umbrellas is \$1,500.
- Bill discussed taking a modest approach on any new capital planning until we see how the new dues structure works out. Matt agreed.
- Bill asked Terry to ask Myles about the pool heaters still not being protected from ice falling off the Clubhouse roof. Bill suggested even using some plywood as a temporary solution.
- BPS suggested some capital improvements regarding landscaping, timber walls and the pool.
- Bill discussed that the roads seem to be mostly in better shape than usual. Except for Ridges and Clovers, where the road is flat without a proper crown and potholes have formed. Bill suggested possibly using Hans to create crowning from Birches west side to Clovers. Sandy said there is still about \$5,400 remaining in the budget for this type of work.

Treasurer's Report

- Sandy Pangburn discussed. As of January 31, 2022, there is \$209,859.46 in the operating account; \$162,890.93 in the reserve account; and \$5,136.52 in the Community Service Fund. There were 4 donations of \$5,000 each to Manchester Fire Dept, Peru Fire Dept, Londonderry Rescue, and Mountain Valley Health Medical Clinic. Send out another letter for donations?
- Trying to get people out of late fee situations. Sandy contacted dozens of people. Receivables as of February 21 are at \$40,129.82. A number of owners pre-paid the second installment. Largest receivable is Matt Steinberg. One other large owner is selling. A couple of dozen still owe \$850 or more. After March 1 there is a \$50 late fee plus 1% interest per month. There have been some waiver requests but the Board is not inclined to waive. Suggested that homeowner should send a letter, and we'll consider a reasonable request.
- CSM transition – pain and success. Generally working well for the majority. But many have not been getting statements, and some are having trouble logging on. Some are also confused between BVA and the HOAs.
- Terry said BPS is declining to take on billing for BVA. There are not enough resources at Bromley. Bill said Ridges experience with CSM has not been good. Sandy said CSM is not working well for us. Looking at software used by self administered HOAs. Prefer no transition again but that is against the pain of staying with CSM.

New Business:

- Skip asked about recycling. The paper bags provided for recycling are not appropriate. He said the guys who pick up the garbage are just throwing the bags in with the regular garbage. Terry will follow up with Myles.

Meeting adjourned at 8:13PM. Motion by Matt, and seconded by Skip.