

Bromley Village Association Board Meeting

Tuesday, May 3, 2022

Call to order 7:04PM

Board members present: Bill Cariste, Sandy Pangburn, Matt Walsh, Skip Omasta, John Moriarty, Eliza Massaro, Sandy Finley, Dana Gottsegen and Gary Fishkin

BPS representatives present: Terry Farkas, Brian Sullivan

Motion was made by Sandy to approve the Feb 22 meeting Minutes , seconded by Eliza, all were in favor.

BVA Web Site & Social Events Committee:

- Bill gave special thanks to Liz Lowry and Gregg Smith for all their efforts.
- New Facebook page – ‘We love Bromley’ was launched and has 130 members. The site will be used to post reminders and updates. The committee will meet by the end of May to consolidate on one format. Discussion followed on whether to keep private or open to the public. General consensus was to keep private. Liz will discuss with Greg Smith what should be shared publicly on website/Facebook.
- The ‘July 4th picnic’ will be on Saturday July 2nd ‘rain or shine’, Communication will come out soon from the Mountain.

Rules Committee:

- Matt Tomkiel gave a review of the BVA responsibilities and governance in conjunction with the various Condo Associations. There are 5 areas where the Rules/Standards Committee have proposed upgrades:
 1. Rules governing property usage (Modifying the existing BVA rules);
 2. Tree Cutting Standards;
 3. Property Maintenance Standards;
 4. Lighting Standards;
 5. Rental Standards.
- Drafts have been prepared for each area and will be reviewed by the committee with the Board in a working session. Once the board has completed its review, it will then have an Association Review of the proposed standards and gather membership comments. Upon completion of that review, the Board will then consider adopting the new standards at a Board Meeting.
- There was a discussion of the use of BVA facilities by renters. It was agreed that Matt T will follow up with Paul S to discuss the current rules of facility if any limitation on use by renters.

Village signage:

- Discussion on the topic was tabled to a future Board Meeting.
- Board scheduled an executive Session for May 19 at 7pm via Zoom.

Architectural Committee:

- Skip stated we have received no new applications since the last meeting. An update was given on the use of site dumpster by Associations that do not have pick up at individual units. Sandy reviewed the Bower House experience with 'small' dumpsters and said that more time is needed before a dumpster enclosure final design is submitted to the committee.

Mountain and BVA Meeting

- Bill, Sandy and Dana held a meeting with Mountain Management (Bill Cairns, Terry Farkas and Mike Van Eyke). No significant modifications are planned for '22. Drainage needs to be addressed around the High-Speed Lift area. There are new rules coming from the State around drainage and sediment.
- No change in priority for the East Side development and nothing new to report.
- Brian Sullivan, the new Bromley Property Services Director was introduced. Bill said he would like to get with Brian soon to discuss roads and drainage improvement in the Village.
- Dick G and Jack R will work with the Condo Association Presidents to have a group discussion with Brian.

Capital Items:

- Dana will form and chair a committee to develop a 'future vision' for the Clubhouse. She discussed a range of potential options. The following people agreed to join the committee:
 - Paul Steinman, Sandy Finley, Matt Walsh, Matt Tomkiel
- A discussion was made of the ARS study and that it needs to be updated.
- Sandy said the budget for umbrellas is \$1,500 and we can go ahead and order.
- The '22 Plan is to minimize spending due to last year's large expense for pool repairs and upgrades. Sandy reported that we have \$162K in reserves and the plan is to add an additional \$25K through the fiscal year.

Treasurer's Report

- Sandy Pangburn discussed. As of March 31, 2022, there is \$184.8K in the operating account, \$162.9K in the reserve account; and \$5.1K in the Community Service Fund.
- The Income Budget for the year is \$515K and we are at \$257K fiscal YTD. We are halfway through the fiscal year and be assessing 2nd dues installment of \$850 in June.
- The Expense Budget is \$490K and we have spent \$216K YTD. We are on track to underspend the budget but we have some summer expenses that will impact how the year finishes as 9/30/22.
- If the spending is on budget for the year, we plan to transfer \$25.5K to the Reserve account.
- Bill and John will work on the next Community Service Fundraiser.
- June Dues will be sent out soon for \$850/unit.
- Significant progress was made with past dues. (Thanks Sandy!) Receivables are at \$12,705. There are 7 members with past dues over \$100. 2 closings will take place soon that will recover a major portion of our past dues. Quite a few members paid their full year dues of \$1700 – total prepaid is \$40.1K.

New Business:

- Bill gave an update on a trespass at Willows specifically use of an outdoor hot tub, recommended homeowners install security cameras.
- A discussion ensued around car charging station; request was made to have BVA install charging units. There was some push back and the discussion was tabled.
- Terry F. gave an update on several changes at BPS. Scott Nelson is managing the day-to-day Village issues. Randy K will be retiring soon and has been replaced by Jamie B. Arlene Sheen is taking over Housekeeping and can be reached at housekeeping@bromley.com. Donna is now responsible for lodging and can be reached at lodging@bromley.com.
- A discussion followed around additional recreational facilities. A proposal was made to add Soccer Goals to the open field and Pickle Ball upgrades at the tennis courts. Bill C will consider these requests.
- The Shuttle Service was discussed. Concern was raised ref. the contractual obligation for the service during the early season and Bromley open dates. The contract will be reviewed and discussed with the Mountain to get to the standards of the contract.
- Major changes to the Bromley Rental Agreement were discussed.
- There was no objection to keep John Reddnour as the BVA Attorney as he moves his practice to a new law firm.

Meeting adjourned at 9:10PM. Motion by Matt, and seconded by Sandy.

Minutes compiled by Board Member John Moriarty