



Bromley Board Meeting AGENDA Aug 23, 2022 7PM

Time: Aug 23, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83692943004?pwd=dFQ4QUU0ZFJJekNVU01xTStCcnBtZz09>

Meeting ID: 836 9294 3004

Passcode: 236052

One tap mobile

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Dial by your location

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ATTACHED: Minutes of June 21/2022 meeting

1. Establish a quorum of the board and call meeting to order
2. Review/Approve Minutes of June,2022 meeting - attached
3. Update on BVA website / Social media committee report
4. Report July 4 picnic – Sandi F
 - a. 75 RSVPs but 130 attended – ran out of food
5. Add new pool committee members - best if full time summer resident – possible members Finley, Beresdorfer, Burden, Lees, Konold
 - a. **Enforce signage** usage and check lifeguard attendance
 - b. Add pool toys and games?
 - c. Seems pool not being vacuumed as frequently as in prior years
 - d. Clear signage **“NO DOGS ON CLUBHOUSE PROPERTY”**
6. Rental Regs, Rules & Standards update (Tomkiel / Moriarty)
7. Discuss signage in the Village – (tabled last meeting)
8. Arch Committee report – Skip O
9. Capital committee – met w ARS on July 21, 2022 meeting w ARS Cariste / Omasta / Walsh / Pangburn - new calculations pending.
10. Clubhouse & Gym capital work update – tabled pending budget CAPEX amounts – consider:



- a. Heat for gym this year?
 - b. Other clubhouse / gym capex needs for 2022?
 - c. NEW TOPIC – borrow CAPEX Funding via 4.5% 15 year loan (same as Clovers funding)
 - i. BVA may – borrow funds (this is a 25 yr investment)
 - ii. Funding cost per 299 homeowners + \$50/yr per member to borrow per \$100K
 - iii. Can add to dues? or make a special assessment?
11. BPS Projects – Brian Sullivan
- a. Report on pool heater malfunctions / propane pressure
 - b. Cover / grate / roof over pool heaters
 - c. Culvert replaced - Ethan Allen - Lower Ridges Drive and Clovers \$15,500
 - i. Cost overrun due to rock ledge
 - ii. Ridges will contribute \$3K
 - d. Timber wall south side Ledges deteriorated – Ledges will fund
 - e. Tree Trimming at COAs and Tennis courts – Dana G
 - f. Clubhouse - Landscaping & Berms for area of removed bushes, tennis shed
12. Treasurer’s report:
- a. Progress on payment of dues installments – improved?
 - b. Overall Status, accounts receivable, late fees
13. New business –
- a. Soccer goals – thatch, seed and aerate upper field this fall?
 - b. Committee to monitor tree cutting, expand trimming and removal for creating additional view (some of this done by Dana G this summer)
14. Next Meeting Tues, Oct 18
15. Adjourn