

Bromley Village Association Board Meeting

Tuesday, June 21, 2022

Call to order 7:04PM

Board members present: Bill Cariste, Sandy Pangburn, 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 May 3rd meeting Minutes , seconded by Bill, all were in favor.

BVA Web Site & Social Events Committee:

- There was no report given as the Committee Chair Liz was unable to attend
- Bill will follow up with Gregg to determine if Email addresses can be set up and have forwarded to appropriate addresses.
- Sandy F reported that 8 Umbrellas have been ordered and delivered. Discussion regarding the need for more tables and possibly putting table/chairs on Clubhouse deck. A small group will get together over the 4th weekend and decide how to proceed. Sandy P commented that the budget is tight and tables might have to be put off again.
- The 'July 4th picnic' will be on Saturday July 2nd 'rain or shine', Bromley will send out another email reminder.

Rules Committee:

- Bill gave an update that the Rules Committee has re set its position given all the work to date. A small group is working on incorporating minor rules changes/process to manage 'nuisance and complaints'. The Board will ultimately manage these with a simple process. There are new Standards which will be considered for adoption by the Board. They are:
 1. Tree Cutting Standards;
 2. Property Maintenance Standards;
 3. Lighting Standards;
 4. Rental Standards.
- Brian recommended that Donna from Lodging join the Rental Committee.

Village signage:

- Discussion on the topic was tabled to a future Board Meeting.

Architectural Committee:

- Skip stated we have received no new applications since the last meeting. An update was given of upcoming applications for front entrance projects at Clovers.

Mountain and BVA Meeting

- Brian will work with Dana on the Clubhouse Committee.

- Developing plans for heat/ventilation plans for the 2nd floor of the Clubhouse.
- Have completed Grading work on BVA roads.
- Completed work around the Hoffman property to help divert storm water.
- BPS will spend a few hours to make the exposed timbers near Ledges safe.
- Mats put in place near pool entry to prevent a tripping hazard where the cement slab has dropped.
- Putting plans together to protect the pool heaters and related piping from ice falls off the clubhouse.
- It has been a difficult hiring process for Life Guards. So far, only 2 on board. BPS will follow up to hire more. Eliza will review hours and will work with Brian for appropriate staffing hours. SOW requires full staffing, follow up on cost will happen once hiring process is further along.

Capital Items:

- Capital Meeting has been postponed until late July. The Project list will be reset once the Clubhouse Committee makes recommendations on possible improvements. Dana is forming and will chair a committee to develop a 'future vision' for the Clubhouse. She discussed a range of potential options.

Treasurer's Report

- Sandy Pangburn reported that CSM has hired a new Customer Service Manager for the BVA. So far, she is encouraged by the support.
- June statements are out and dues are coming in. As of this report, 6 homeowners owe over \$1K in back dues.
- As of May 31, 2022, we have spent \$308K with ROY outlook of \$133K operating expense, and \$25K to be put to the Capital Reserve. This means we are currently \$48K below total year budget. We have other bills coming in so we may be close to the Budget for total spend. We have a \$8.5K past due bill from Haskins for propane that got 'lost' between the transfer from TPW to CSM. That bill will be paid soon.
- Sandy discussed the possibility of having CSM manage Property Transfers instead of the BVA. Several members voiced concerns giving more to CSM when we have had a rocky start with them. Sandy also discussed considering using CSM Legal for collection of past dues. It was decided to table these changes until we are more comfortable with our relationship with CSM and their service improves.

New Business:

- Bill and Dana reviewed the culvert improvements under EA Train to prevent wash outs into Mountain Brook. There will be no need to cross over into Clover's property.

Meeting adjourned at 9:48PM. Motion by Skip, and seconded by Sandy.

Minutes compiled by Board Member John Moriarty