



## Bromley Annual Board Meeting AGENDA Nov 25, 2022 4:15 PM

NOTE – to be followed by party at THE BOAR immediately after

Join Zoom Meeting

<https://us02web.zoom.us/j/88451560255?pwd=S2RwZER0ZzZQa3lXbHRtWit1Tjk0Zz09>

Meeting ID: 884 5156 0255

Passcode: 489458

One tap mobile

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ATTACHMENTS: *Minutes of Last year's meeting*  
*Proxy for annual meeting Nov 25 sent to homeowners*  
*Proposed dates for 2023 Board Meetings*  
*2023 Budget*

1. Establish a quorum of the board and call meeting to order
2. Review/Approve Minutes of 12/14/21 meeting - attached
3. Rules Update / Cariste / Moriarty
4. Dillon Gage – Market Update
5. Bill Cairns – Bromley Mountain Update
6. Insurance update – David Holton / Essex agency
7. Finish review of 2023 budget / dues - Sandy P
8. New Business
  - a. Confirm Board makeup - 2022 / 2023 elections Nov 25 annual meeting
    - i. Expiring 2024 Cariste, Pangburn & Omasta
    - ii. Expiring 2023 Gottsegen, Fishkin, Finley
    - iii. Expiring 2025 New member Liz Lowy, John M and Watt W
  - b. Gary F and Dana looking to retire from Exec comm
  - c. Review proxies for annual meeting (Cariste / Fishkin / Pangburn/ Gottsegen/Moriarty)
9. MOTIONS TO APPROVE:
  - a. Budget
  - b. 2023 Board members
10. Adjourn



## Proposed BVA Board Meeting Dates 2023 Schedule

1. Feb 21<sup>rd</sup> at 7PM (Tue)
2. Apr 18<sup>th</sup> at 7PM (Tue)
3. Jun 20<sup>th</sup> at 7PM (Tue)
4. Aug 22<sup>th</sup> at 7PM (Tue)
5. Oct 17<sup>th</sup> at 7PM (Tue)
6. Nov 24<sup>th</sup> at 4PM (Thurs after thanksgiving)

### **Bromley Village Association**

#### Annual Meeting Minutes

December 14, 2021

The Annual meeting of November 26, 2021 was suspended due to the lack of a quorum.

Continuation of the suspended meeting was called to order on December 14, 2021 at 7:06 by Bill Cariste, President.

Gary Fishkin, Secretary, advised that we have at least 106 proxies, so we have a quorum for this meeting. Gary thanked Terry Farkas, Myles Urbanski, and the rest of Bromley Services for helping in compiling the proxy list. Bill Cariste accepted the quorum as true, and advised that we can now continue the Annual Meeting.

Sandy Pangburn moved to approve the Minutes of the Oct 19, 2021 Board meeting, the April 22, 2021 Special meeting and Board meeting, and the Nov 26, 2021 suspended Annual meeting. All voted to approve.

**Board members present** – Dana Gottsegen, Gary Fishkin, Sandra Pangburn, Bill Cariste, Skip Omasta, John Moriarty and Sandra Findley.

**Present from Bromley Mountain** – Myles Urbanski and Terry Farkas

Myles advised that Bromley Mountain is going well. Shuttle bus drivers are returning from last year. Shuttle bus is ready, with new decals being applied this week.

Sandy Pangburn requested to have the shuttle bus sign at the mountain updated. Myles will take care of it.

Bill Cariste discussed issues with covenants, and issues between BVA and individual Associations. The Rules Committee is attempting to draft updated rules, including rental rules, dark sky compliant lighting, tree trimming and architectural review. Lewis Fishman, member of the Rules Committee, said we need input from the BVA lawyer, John Readnour, regarding the rights of the BVA controlling Associations in various matters. Dana proposed a motion to hire Jon Readnour to review. Vote was all in favor.

Bill Cariste asked if anyone knows of someone who can handle social media and postings for the Village website. Andy Papas, Liz Lowy and Michelle McCoy offered to create a Committee to help with the Village Facebook page. Discussion ensued regarding the management of the Facebook page including making sure that only homeowners



are allowed access to the page. Bill discussed the importance of the brand that the Board has worked to create and promote.

Skip Omasta discussed the work of the Architectural Review Committee regarding trees, hot tubs and other items. We are 2 years into a moratorium of tree trimming, although people have been trimming anyway. Waiting for the Rules Committee to come up with its decisions regarding tree trimming.

Matt Walsh was not on the meeting to discuss the Capital Committee. Bill Cariste discussed that the new management company has had its issues, and the ability to make decisions for planning capital spending is being delayed. Jim Casey and Sandy Findlay were able to obtain 2 new spin bikes for the gym at a very good cost of \$300 total.

Sandy Pangburn presented the Treasurer's report.

- **Fiscal year ended Sept 30, 2021.** There was some disruption due to the transfer to the new management company. Starting Cash balance was about \$104,892 and ended with about \$66,255 although on an accrual basis, the balance is \$137,666. Reserve account started at \$270,673 and ended with \$246,028 although on an accrual basis, the balance is \$162,815. Expected to spend \$108,000 more than we took in, but only spent \$44,000 over receipts, so it was \$64,000 better than expected. Donations to local charitable organizations of \$5,000 each were directed to be paid from the Community Service Fund.
- **For the Fiscal year ended Sept 30, 2022** annual homeowner dues will be \$1,700 payable in 2 installments. Sandy suggested delaying the due date of the first installment because of the Annual Meeting delay. Dana suggested a January 31, 2022 due date. There was full agreement for moving the due date. Sandy Pangburn made a motion to ratify the budget with a due date for the first dues installment of January 31, 2022. Bill Cariste seconded the motion. Motion passed unanimously.
- The BVA insurance agent, David Holton of the Essex Agency, advised that Middleoak is leaving the condo business in Vermont. He found Philadelphia Insurance to write the same policy with a slightly lower premium than the original quote from Middleoak. One change is to the Umbrella policy – coverage of \$45M is being reduced to \$25M.
- Draft letter for donations to the Community Service Fund. Also, something to acknowledge donors. Sandy will ask TPW for the old donor list.
- The transition to CSM, the new management company, has not gone too well, and they have fallen well below the service that TPW provided. Sandy wants to look at other options to possibly replace CSM. Sandy has been discussing with Terry Farkas regarding the possibility of Bromley Mountain getting involved in some way.

**Bill Cariste presented the election of the Board of Trustees.** Terms are expiring for Sandy Pangburn, Skip Omasta and Bill Cariste. They have all accepted to serve new 3 year terms. John Moriarty made the motion to appoint them to new 3 year terms, and Dana Gottsegen seconded. All voted in favor.

**Election of officers of the Board.** John Moriarty made the motion to continue the same positions as are expiring – Bill Cariste as President, Dana Gottsegen as Vice President, Sandy Pangburn as Treasurer, and Gary Fishkin as Secretary. Skip Omasta seconded the motion. The Board voted unanimously to approve.

Nancy Fishman discussed the new Field House proposed to be built in Manchester. She is strongly in favor of it and suggested that everyone check into it.



Sandy Pangburn mentioned that the Homeowners Race will be returning this year on December 29. Details to come.

Sandy Pangburn made the motion to close the meeting, and it was seconded by Gary Fishkin. All voted in favor. The meeting was called to an end by Bill Cariste at 8:30PM.

Minutes compiled by Gary Fishkin, Secretary