

Bromley Village Association Board Meeting

Tuesday, February 21, 2023

Call to order 7:06PM.

Board members present: Bill Cariste, Sandy Pangburn, Matt Walsh, Skip Omasta, Dana Gottsegen, John Moriarty, Sandra Finley, Elizabeth Lowy and Gary Fishkin.

BPS representative present: Brian Sullivan and Terry Farkas.

Approval for the October 18 and November 1, 2022 Minutes will be postponed until the next meeting since they were not included in the meeting notice.

Rules:

- BVA Attorney John Readnour is present to assist the Board regarding voting for and/or adopting rules and regulations.
- Prospective rules need to be circulated for comments. The Board must consider comments but doesn't need to use them in a decision. Rules need to be reasonable (legal and common sense). Renters might have to pay a fee and/or have a pass, but it's questionable because of the rights of the owners. Reasonable doesn't mean it's legal. Individual Associations and the BVA would need to amend Declarations to change rights for unit owners, but still might not be sustained by courts.
- Killington requires renters to register. Noise ordinances are enforceable.
- The Board is considering hiring an intern to check pool visitors, whether owners vs. renters.
- There is no basis for denying renters the use of facilities. Restrictions are okay if there are problems. The person who has been pushing for renter restrictions is wrong. His theory would exclude his own kids from using facilities.
- Prospective Rules have been up on the website.
- No pets are allowed in the pool area. No loud music during quiet time 11-7 (Peru has its own noise ordinance 10-6). Maybe we should change ours to match Peru, but general agreement is not to change. The Town can fine, but the BVA doesn't.
- Renter registry required by the Town of Peru - Brian advised that BPS is still trying to figure out what this will mean for Bromley.
- Firearms restriction – VT definition does not include air rifles or pellet guns. Not a new rule.
- Tree standard – comes right out of the Declaration.
- Parking – not changing rules.
- Motion detectors for lights – not addressing.
- Renters' access – not changing at this time.
- Enforcement committee – there is a grievance process instead.
- Bill Cariste motioned to fully repeal and replace the prior rules from Oct 30, 2018, and adopt the new rules that have been posted since December, 2022, with an amendment for a rental registry. John Moriarty seconded the motion. After a short discussion, the motion passed unanimously.

Pool Committee:

- Roger Bayersdorfer discussed.
- Chair and lounge straps replaced for \$7,610. \$96 per chair, and \$210 per lounge.
- Sandra Finley - 3 new umbrellas ordered – same as last summer.
- They will be ordering a new sign with the suggested new rules.
- Dana has discussed with Brian the idea of installing electronic entry via a coded keypad. Pricing is around \$10,000. Dana asked if we have the money available due to the savings of cutting out lifeguards. Sandy P advised that the credit from 2022 for not having full lifeguard coverage is \$22,000. They are still discussing the credit for 2023 because BPS will need to perform certain duties that the lifeguards would have taken care of. Also, there is the probability of opening earlier and closing later than in the past.
- Possible purchase of new vacuum robot (about \$2,600). Not currently budgeted, but might be able to purchase with the BPS lifeguard credit.
- Lengthy discussion about the electronic gate, pool attendants, and the work that BPS will need to perform for the pool.
- Is the pool heater fixed yet? Brian said one still isn't working properly, and hopefully with bringing Dorr Oil on as the new vendor, the problem will be solved.
- Some new cracks in the pool need to be addressed. Hopefully under the warranty.
- After discussion it was decided to move the AED from the lower level of the clubhouse to the upper level gym as the pool is only open for about 3 months, and the exercise room is used year round. We will need a sign for the lower level indicating that the AED is upstairs. Buying a second AED was proposed but not agreed upon.

Signage:

- Looking for someone to Chair the committee to replace Dana, who has been temporary Chair.
- Considering the removal of red signs that are duplicates of official street signs.
- Most other signs are the responsibility of Associations, but recommendations will be made to have them consistent.

Treasurer's Report:

- Presented by Sandy Pangburn.
- The January 31, 2023 operating account balance is \$224,100.63
- Cap reserve balance is \$174,775.82.
- Collections – accounts receivable just under \$19,500. Represents 9 members who were sent letters by Jon Readnour. These have balances owed since June, 2022 billings. Each owes more than \$1,500. There are 6 that have almost cleared their accounts. And there are 3 remaining with large balances. Over \$7,000 for the largest. Sandy has reached out to 2 of them that they need to pay by early March or they will go to the attorney.
- Continuing issue with CSM regarding the timing of checks being posted from the lockbox. 28 members asked to have fees waived. Sandy believes 14 who reached out to her should be waived. Board agreed.
- 13 didn't reach out to Sandy, but based on posting dates, she believes they should be waived. Board agreed.
- There is a total of \$14,000 in pre-payments; owners who paid the full year in advance.

- The Community Fund started the year with a balance of \$4,170. Collected 16,800 in the current period. Disbursed 5,242.50 to each of 4 charities. \$675 came in after checks mailed out, so that will be the start for next year.

Update on CSM:

- CSM is willing to extend the contract for 6 months instead of 12 months. Sandy hopes that this will give them a chance to fix the billing problems.
- Sandy has been working with CSM to try to fix the various problems. She has started looking at other options.
- One option is a CPA in Burlington who uses QuickBooks. They quoted \$500 per month, but they don't have online access. John Readnour is familiar with them (but not a recommendation).
- Norm Favor – can't take us on until the Fall. He has online portal. He quoted \$800 per month plus postage etc...
- TPW – Sandy reached out to Marek for a recommendation. He said that TPW might be interested in starting over. He might get back with a proposal.
- Purchase software for in-house self-administering. She is reviewing a number of options. One costs about \$280/month. However, there is a concern that it would be too much work for Sandy, and a problem for whomever follows Sandy as Treasurer.
- Sandy asked for Board approval to extend the contract with CSM for 6 months. Approved unanimously but without an official vote.

Update on Bromley Water:

- There was a public hearing last week. The Dept of Public Service has recommended that an investigation be made into the proposed increase. They have put discovery questions to Bromley Water. Terry said that they are working on the answers, and that a determination has to be made by late July.
- Dick Gregor mentioned a problem with lofts being counted as bedrooms. Terry said they consider lofts as bedrooms because they are counting sleeping capacity, as opposed to legal bedrooms.

New Business:

- Matt Walsh is going to get into the database for the usage of the gym, so that we can know who, if anyone, is really using the gym excessively, especially renters.

Meeting adjourned at 9:35PM. Motion by Matt Walsh, and seconded by John Moriarty.