

Bromley Village Association Board Meeting

Tuesday, June 20 , 2023

Call to order 7:05PM.

Board members present: Bill Cariste, Sandy Pangburn, Matt Walsh, John Moriarty, Skip Omasta, Dana Gottsegen, Sandi Finley, Liz Lowey

BPS representative present: Brian Sullivan and Elisa Gomez-Reed.

June 20 Minutes:

- Approval Motion by Bill, second by Skip – all in favor

Bear Problem presentation – Attendance by Kyle Fisherwood Vt Fish and Game Warden

- Kyle is the Game Warden for 11 Mountain towns around Peru. He lives in Peru and has been the local Warden for 7 years. His main objective is to mitigate human/wild life conflicts. Bears have been the #1 issue for last several years and it is increasing with the growth of the population. This is an April-Nov issue as the bears hibernate during the winter.
- 8 garbage units have been broken into in the Village. Concern is that bears are becoming comfortable in the Village due to the amount of 'food' available from garbage.
- Close interaction with humans can have disastrous results like the woman who was mauled at Stratton last year. Many poor interactions occur when dog walking is involved and there is a mother bear with cub.
- Keith recommends moving to bear proof garbage containers. The wooden sheds are not that.
- Bromley property Services Garbage Pick Up is Fridays and Mondays. For other times, 'food' garbage should be disposed of using the BPS bear proof dumpster located behind the office. Email communication to the Community has been done.
- There should be no bird feeders used during active bear months. Grill grease traps are also attracting the bears and should be cleaned out
- There are active attempts to 'run off' the bear using bear hound's men. Keith is also available to scare off the bear. He can be reached at 802 279 8935.
- Follow up discussion was made by the Board and highlights are in the 'New Business' Section.

Pool Committee:

- Roger Bayersdorfer and Sandy F discussed pool requirements.
- Positive comments on the pool and how well everything looks. Kudos to all.
- Umbrella repair is underway and Chairs with damage to straps have been picked up by vendor for repair at their cost
- Chairs must be stored in the Clubhouse basement during the winter.
- Water loss in pool continues and is under investigation. Next thing to check is the hydrostat valve.
- Defibrillator Battery is low. Brian will investigate to either recharge battery or purchase a new one.

- Pool to be maintained at 80 degrees at the pool thermometer through Labor Day. Lower to 78 until closing the pool. Last day of pool being open is 9/16. Tennis courts will be closed at the same time.
- Electric costs have ballooned with pool operation running all 3 pumps 24/7. Issue with water flow and Chlorine generation. Brian will work to get recommendation from Pool Company to keep pool water quality high. We will need to look at schedule and/or additional equipment to find the sweet spot for energy consumption/cost and pool quality.
- Sandy P working with Green Mountain Power for ideal electric rate given our demands.

Architectural Committee:

- Skip reports 3 new applications were approved. All tree related. Mention of a dead tree near playground, Brian to follow up.

Signage:

- Liz gave a presentation on new signage and look. Liz is recommending replacing signs and posting them as proposed. She will get final budget and we will then discuss installing the new signs. Her presentation will be posted with the Meeting Minutes.

Treasurers Report

- Sandy P reported that we are in good shape with 6 weeks to go in this budget cycle. Revenues are on budget at \$546K, Expenses on budget at \$515K although there are 'put and takes' amongst various line items;
 - Legal fees over at \$7K due to the Rules work, water utility issues and collection of past dues.
 - Higher expenses include replacing the club house roof was not budgeted (\$15K) to be done this year but was required and covered by reserves.
 - We were underspent in the 'Signs', 'Culvert' and 'Tree removal' line items.
- Past due dues are quite low. Receivable dues of \$11K from 11 members who were past due. Nice work here.
- The Board approved waving 2 late fees since the Home Owners operated in good faith and the issues were beyond their control.
- The Operating Account is forecasted to be at \$104K EOY 9/30/23, barring unforeseen costs, which gives us plenty of cash to get through the year until dues come in. We should be able to transfer \$27K to the reserve fund at year end.
- The Community fund has dispersed all its cash with donation made to the Area Flood recovery. John and Bill will work on the next appeal.
- A separate file with current outlook will be posted with these notes.

New Business:

- As a follow up to the 'Bear' discussion. John agreed to look at amending the Rules to include BPS guidelines on Trash and the new dumpster. Jack Ready will work with Dick Gregor and the Presidents group for a standard on how to manage trash going forward. The group will work with Brian S and the BVA to be cohesive.

- Discussion on converting the tennis court to a pickle ball court was tabled since there were many comments about increasing the noise in the area.
- Fidium has laid the new wires.
- Brain reported that 2 new trucks have been added to the fleet. Grading of the roads will start this week.
- John reported the rental registry is being worked on and will mirror what Peru is doing. All short term renters must register with the Town by Sept 30.
- Matt reported that the Gym use in July average 10 visits/day.

Meeting adjourned at 9:20PM. Motion by Liz, and second by Dana.

Minutes compiled by Executive Board Member John Moriarty, VP