

Bromley Annual Board Meeting
MINUTES Tues, June 18, 2024 7:00 PM

- I. *Call to Order and established a quorum:*
 - A. *BVA board members present: B. Cariste, S. Finley, S. Hyndman, J. Mason, J. Moriarty, S. Omasta, S. Pangburn*
 - B. *BPS attendees present: R. Elliott, D. Gage*
 - C. *Quorum established and the meeting called to order at 7:15pm*
- II. *Review and approve minutes of previous meeting.*
 - A. *Minutes of the BVA board meeting on 4/20/2024 were reviewed and approved*
 - B. *Approval of the minutes of the BVA board meeting in 10/2023 was tabled till the next meeting*
- III. *Committee Reports*
 - A. *Tennis and Pool – Bayersdorf*
 - i. *Discussion of ways to prevent access to tennis courts for any use other than tennis or pickleball. There has been a lot of damage caused when people walk their dogs or by walking barefoot on the courts.*
 - ii. *Permission was given to Rick Elliott, the new Head of Bromley Property Services, to get a quote for the cost of running electricity to the tennis court and pool gates so we can add a keypad lock as we have done for the clubhouse and the gym,*
 - iii. *A decision was made to get the court signage for the tennis court approved, ordered and installed as quickly as possible.*
 - iv. *For the short-term it was decided to lock the tennis court gate and keep the key in either the gym or the clubhouse.*
 - v. *Water loss in the pool from leakage is continuing. The pool committee measured the loss for the week of 6/11/2024-6/18/2024 and the water level is down an 1 ½". They will provide a conversion to the number of gallons lost when they have the data.*
 - B. *Architecture – Omasta*
 - i. *There have been no know applications in the past two months. Prior to that there were so requests for hot tubs that were approved*

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*B Cariste, Pres - J Moriarty, VP – S Hyndman, Sec – S Pangburn, Treas
(in order by height) S Finley, S Omasta, J Mason, M Walsh, L Lowy*

C. July 4th picnic – Finley

- i. The food have been ordered*
- ii. BPS staff are set to help set up, cook, and clean up*
- iii. Sandi has 179 RSVPs now and does expect the number to maybe hit 220.*

D. Capital – Cariste

- i. Bill is looking for some help to focus on approaches for costs to upgrade the gym and or the clubhouse.*

IV. Bromley Property Services Update – Rick Elliott, the new Director of Bromley Property Services

A. Rick started as Derrick Justin's replacement and quickly proved to Josh Witkin that he has the tools to be promoted to Director replacing Brian Sullivan. Rick had a career in the military, then managing corp facilities. He moved to Vermont to help his daughter build-out her health clubs. Josh convinced him to come to BPS. He's an avid fly fisherman.

- i. Rick has made an offer to a candidate to take over Derrick Justin's position, may have that person on board the first week of July.*
- ii. He and Elisa Gomes-Reed have completed interviews and have offered a position to a great person. Thanks to Elisa for your help in the past year.*
- iii. Rick continues to interview people to build a team to handle the carpentry and grounds work needed to be done.*
- iv. They are working the way through the workorders in the portal.*

V. Fireplace update – Moriarty

A. All the Presidents have been working with the homeowners in their associations. Everyone is taking this as an opportunity to make the village much safer.

- i. The level 1) assessments have been completed those reports went to the Assn presidents and the homeowners. The assessments have been sent to Essex Insurance and also to Philadelphia Insurance, with a feeling the insurance Co is pleased with the response.*
- ii. The next step is for the homeowners to make decisions about what they will do based on the results of their level 1) chimney inspections.*

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iii. *Those decisions will be sent to the Assn presidents then on to the Insurance companies for their feedback. That deadline is 08/15/2024.*

VI. Bear Update:

A. There is growing concern as the bear(s) are getting bolder every day.

B. The current options are as follows:

- i. The Assn presidents will continue to stress that household trash should be stored properly and disposed of in the bear proof dumpster at the BVA office.*
- ii. There was discussion about have homeowners use individual bear proof trash cans. However, based on the example at the past annual meeting the cans were very difficult to open each time you put trash in them so board members felt that the cans would not be used properly and it would not solve the problem.*
- iii. We have asked Rick Elliott to reach out to VT Fish and Game and have them come and assess the problem.*

VII. Treasurer's Report – Pangburn

A. As in April, we are in good shape.

- i. Dues invoices for the second half of the year have been sent out.*
- ii. 75% of the homeowners have paid those invoices.*
- iii. There are 82 owner who are still to pay, of those there is only a small percentage that will be sent to the attorney for action.*

VIII. Replacing John Readnour the BVA Corporate Agent – Pangburn

A. Sandy has contacted Alexis Peters, the attorney whom he recommended as his replacement.

- i. Alexis Peters is on vacation this week Sandy will speak with her when she is back in her office after her vacation.*

IX. Motion to adjourn the meeting.

A. Motion was passed the meeting adjourned at 8:30pm

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