

Bromley Village Board Meeting Minutes
Tues, Oct 15th 2024 7:00 PM

Bromley Village Association Board's Zoom Meeting

- I. Call to Order
 - A. BVA board members present: B. Cariste, S. Finlay, S. Hyndman, S. Pangburn, J. Moriarty, J. Mason, M, Walsh, S. Omasta
 - B. BPS attendees present: R. Elliott,
 - C. Quorum established and the meeting called to order at 7:10pm
- II. Review and approve minutes of previous meetings
 - A. Minutes of the BVA board meeting on Aug. 20, 2024.
 1. Motion to approve was put off till next meeting,
- III. Committee Reports:
 - A. Pool/Tennis Courts - Bayersdorf, Finlay, Burden et al
 - i. Rick Elliott, and the Pool Committee agrees has noted that Allen pools has been very unresponsive to calls about closing the pool and questions about the leak in the Hydrostatic valve at the bottom of the pool. Rick also noted that water level has stabilized since it has dropped below the level of the skimmers which leads to the idea that perhaps the leak is tied to the skimmers and not the hydrostatic valve.
 - ii. Rick Elliott is going to investigate working with a new pool
 - iii. The pool is scheduled to be closed the week of October 27th
 - B. Fireplaces - Moriarty
 - i. We have been told that the insurance company will be underwriting our policy this year. John is hearing the cost of the policy will increase around 30%. Sandy Pangburn noted she budgeted for a 35% increase. There is a meeting on October 22 between the Assn presidents and the insurance agency that is when we should here the final price for the policy.
 - C. Architecture - Omasta
 - i. Skip noted that there have been 5 new propane tanks installed in Clovers, 3 have proper approval and 2 did not. All are out of view.

- ii. There some heat pumps installed but all had approval from the Architectural committee
- D. Signage - Lowy (*clubhouse, pool area, tennis*)
- i. *All signs that have been ordered and on hand have been posted. The bear warning sign came in late enough that Rick Elliott decided to hang that in his office till next spring once the bears come out of hibernation*
 - ii. *The board asked Liz to order a "private community" sign. This sign will be posted at the entrance to the village. This will allow the police to ask anyone not authorized to be in the village to leave.*
- E. Capital Planning– Cariste
- i. *Volunteers are needed ang bill is still looking for help*
 - ii. *Gym Rick Elliott working on floor and gym equipment budgets*
 - a. *Heat pump estimate for HVAC (second floor) – Jeffers Plumbing is \$17,000 NIC rebate from Green Mtn Power. Bill made a motion to accept this estimate and have the work done. The motion was seconded and the board passed the motion to proceed.*
 - b. *There is one question that needs to be answered that is what happened when the temp falls below -10 degrees and the heat pumps are less effective, will back up be needed?*
 - c. *Quote for refresh of bathroom (new toilet, vanity, tile floor, paint and fixtures) estimate for work is \$11,000 presented to the board. After discussion if approved the work will be done when the gym refresh takes place.*
 - d. *Discussion on Gym refresh including new flooring, new equipment, painting, and new lighting continued. Jon Mason and Valory*

Omasta will help Bill Cariste work with Rick Elliott's daughter to build a more in-depth proposal

- IV. Treasurer's Report - Pangburn
 - A. We continue to be on track to meet income projections for this year. Sandy included the BVA budget result FY 23/24 for FY 24/25
 - i. There are only four homeowners who are behind on their payments and those who are only behind for this fiscal year
 - ii. Sandy has contacted three of the 4 and all have agreed to pay. The 4 is a person Bill Cariste knows and he will contact that person. He feels they will pay up when notified
 - B. Sandy recommended we move \$70,000 into the reserve fund. Bill Cariste made a motion to transfer the money. The motion was seconded and the board approved the transfer.
 - C. She is working on a projected budget for next FY as well
 - i. The new dues will increase to \$1900.
 - ii. She suggested that we stop using the Inspection agent since the feeling is that Rick Elliott is responsive in doing what the board asks. This would save \$13,000 per year that could go be added the reserve fund.
 - iii. Bill Cariste made a motion to approve the FY24/25 budget. The motion was seconded and the board approved the budget
- V. BPS work in progress/Projects and Proposals.
 - i. Wood fence on Sap Bucket Circle the estimate for this work is \$7,700. This also included fixing the grading and drainage so the water flows into the drainage ditches properly and not down the driveway to the Boles condominiums. Bill Cariste made a motion to approve this repair. The motion was seconded and the board approved the motion.
 - ii. Paving apron entrance up Ethan Allen Trill to the entrance to Willows. Rick Elliott presented the board with two quotes, one from Hunter for \$55,000 and the other from Herman for \$43,000. No decision was made.

- VI. Old business - retirement of John Readnour (to be replaced) and appointment of new corporate representative
 - i. Sandy Pangburn, John Moriarity, Steve Hyndman interviewed Alexis Peters to replace to update on interview of Alexis Peters as the Attorney to replace Jon Readnour. The panel doing the interview all liked her and agreed we should hire her. Bill Cariste made a motion that was seconded to approve her hiring. The board approved the motion to hire
- VII. Charity fund drive will start. There is \$2,200 in the account to start with as there were some late donations made last year. John Moriarty will work on that.
- VIII. There is interest in seeing if perhaps a Paddle Tennis court might be added as a new feature. The board gave the ok for the president of Maples to do some research and pull together some information about it.
- IX. Adjourn Meeting
 - A. Motion to adjourn the meeting was made by Matt Walsh and seconded by Bill Cariste to adjourn the meeting. The motion was approved. The meeting was adjourned at 9:30pm