

***Bromley Village Board Meeting
Tues, Aug 20, 2024 7:00 PM***

Bromley Village Association Board's Zoom Meeting Join Zoom Meeting
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Meeting ID: 351 478 2199

Passcode: 255230

- I. Call to Order
 - A. BVA board members present: B. Cariste, S. Hyndman, J. Moriarty, S. Omasta, S. Pangburn, L. Lowy
 - B. BPS attendees present: no attendees
 - C. Quorum established and the meeting called to order at 7:15pm
- II. Review and approve minutes of previous meetings
 - A. Minutes of the BVA board meeting on Oct. 25, 2023
 1. Motion to approve was made and seconded, minutes were approved
 - B. Minutes of the BVA board meeting on Nov 25, 2023 Annual Meeting.
 1. Since these were minutes from the annual meeting they will be approved at the upcoming annual meeting
 - C. Minutes of the BVA board meeting on Jun 20, 2024.
 1. Motion to approve was made and seconded, minutes were approved
- III. Committee Reports:
 - A. Pool/Tennis Courts - Bayersdorf
 1. The tennis courts have been used and have been well tended by the BPS staff
 2. There does not appear to be much unauthorized use occurring
 3. After discussion the fence repairs have been put off as the current repairs seem fine
 4. The pool has a leak though with all the rain it has been difficult to tell how bad. There is a valve at the bottom of the pool that needs to be checked. The

only way to do so is to drain the pool then test the valve and check the plastering around the valve and the pool.

a. Sandy Pangburn suggested that if that could be done before the end of this fiscal year that would be great as there are funds available depending upon the cost. The pool committee will get an estimate from BPS and the company that maintains the pool.

5. The pool committee was recommending that during the busy season (July 1st - August 15th) that Allen Pools does cleaning twice a week. We will get a quote for that cost as that represents an additional 6 visits a year
6. There was discussion about access to the pool and tennis court and most felt that the sign-in sheet was working and there was not a need at this time for keypad access.
7. Question as to whether the propane tank for the clubhouse and pool are on an autofill agreement with Door Oil. Sandy Pangburn will check

B. Fireplaces - Moriarty

1. The president of each association submitted the chimney repair plans for each of the associations on 8/19/2024. John has been in contact with Essex Insurance and they have no word as of yet. The insurance company, Philadelphia Insurance is supposed to respond to those reports by 9/15/2024.
2. The next President meeting is 8/29/2024 there may be an update by then.
3. The remediation of the fireplaces must be done by 10/1/2024. Any chimneys not repaired by then will need to have a temporary plug installed.

C. July Picnic - Findlay

1. Thanks to Sandi Findlay, Dylan Gage and the BPS team lunch was a great success. Sandi has offered

to run the picnic next year (thank you very much Sandi

- a. 200 people attended
- b. cost for food, wine, and utensils was \$2580
The cost for BPS labor was \$2,462. There was a discussion about the cost of the labor. Bill Cariste will reach out to Bromley to see if in the future there might be something that can be done to reduce that cost
- c. There are leftovers that Sandi will be happy to cook on Labor Day

D. Architecture - Omasta

1. Motion was made and seconded and a vote was taken to approve the use of above ground propane tanks that are smaller than 150 gallons and properly placed and screened per approval of the Architecture Committee.
 - a. Homeowners may want to check their association bylaws to insure that the above ground propane tanks will not violate any existing covenant pertaining to common areas
2. The committee approved some siding and deck repairs
3. There is an issue with a homeowner who had approval from the Architecture Committee to install heat pumps on their unit in a specific location but then had them installed in a different location without getting approval from the Architecture committee for the change.

E. Signage - Lowy (*clubhouse, pool area, tennis*)

1. *Signs are all in place, look great, and are very helpful*
2. *There was discussion about a bear warning sign but Liz suggested using emails instead as they will be easier and be seen by the owners.*

F. Capital – Cariste

1. *Volunteers needed*
2. *Discuss solicitation of BPS proposal for “scoping” gym upgrade to price.*
 - a. *Discuss current gym equipment maintenance needs. Bill recommended new painting, lighting and flooring for the gym will proceed to get an estimate for that from BPS. We will need to replace the heating/air conditioning as well.*
 - b. *Report on visit/discussion with equipment supplier. Bill had a good discussion and visit with Rick Elliott and his daughter about equipment needs for the gym. These talks are ongoing.*

IV. Treasurer’s Report - Pangburn

A. We continue to be on track to meet income projections for this year.

1. There are only a few homeowners who are behind on their payments and those who are only behind for this fiscal year
2. Not waivers for late payment unless there was CSM error has made Sandy’s job much easier

B. Sandy recommended we move the planned \$20,000 and any extra funds from areas where we underspent into the reserve fund with idea that some of that money may be needed for pool repairs and work on the clubhouse in the next fiscal year

C. She is working on a projected budget for next FY as well.

D. Sandy also gave a heads up that the BPS contract with Bromley is over next year and she is not sure that Bromley wants to renew that contract. Bill Cariste will be making some calls to Bromley about that in the near future

V. BPS work in progress/Projects and Proposals.

A. Pending

1. Tennis court fence upgrade proposal put on hold for now as the fence seem to be ok
2. Wood fence on Sap Bucket Circle (approved)

3. Access control - pool and tennis court gates put on hold for now most with support of the Tennis and Pool committed that the signup sheet seems to be working
4. Fence for propane tank (clubhouse) there is a quote for \$1542 for the cost to install

B. Discuss/ New

1. Paving apron at entrance Bill Cariste to speak with Rick Elliott about a quote for paving from the entrance up Ethan Allen Trail to the BPS office
2. Light fixture at BPS office Bill to work with BPS on this

VI. Old business - retirement of John Readnour (to be replaced) and appointment of new corporate representative

- A. Sandy to set up a meeting with the attorney that John Readnour recommended as his replacement

VII. Adjourn Meeting

- A. Motion to adjourn the meeting was seconded meeting adjourned at 8:50pm