



**Bromley Regular Board Meeting**  
**Minutes Tues, Feb 4, 2025 7:00 PM**  
Bromley Village Association Board's Zoom Meeting

1. Establish quorum & call meeting to order
  - a. BVA Board Members attending: B. Cariste, J. Moriarty, S. Pangburn, S. Hyndman, S. Finlay, S. Omasta, J. Mason, L. Lowy, M. Walsh
  - b. BPS attendees: R. Elliott, D. Gage
  - c. Quorum established and meeting called to order at 7:01pm
2. Review/Approve Minutes, 10/15/24 & 8/20/2024 meetings
  - a. Motion to approve minutes from 10/15/2024 made by Cariste and seconded by Pangburn
    - i. Approved unanimously
  - b. Motion to approve minutes from 8/20/2024 made by Cariste and seconded by Pangburn
    - i. Approved unanimously
3. Security System Update – proposal Northshire Networks – 12/05 -**NOT BUDGETED** \$4,300
  - a. New higher quality cameras for office rear and license plates plus 2 for clubhouse
    - i. Will allow a smartphone tie in for designated BPS employees so they can see activity and determine if it needs to be checked out
  - b. Enables better GYM access control, 1 TB storage, all software and integration / wiring
  - c. Warranty 2 yrs – requires \$10 / mo. software maint.
  - d. Motion to approve security system upgrade made by Cariste and seconded by Pangburn
    - i. Approved
    - ii. Yeas 8
    - iii. Nays 1

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4. **FUNDING** - ARS Capital Reserve study update done (not delivered a/o 1/24/25)

- a. Gym budget – ARS 2025 calculated CAPEX approx. \$120,000 – report available
  - i. See Gym Committee Report - new equip., flooring, paint, lights and windows – have proposals & estimates. Projected \$130,000
  - ii. Work includes some carryforward (9 windows on 2<sup>nd</sup> floor and ceiling insulation.) To finish the exterior of club-house - 6 more windows, deck and ext. doors
- b. Seeking budget approval – **subject to** review of ARS updates (Cariste, Pangburn, Walsh and Omasta) **plus** final BPS pricing and contracts – Spring / Mud season start
- c. NOTE: presumes 2027 finishing clubhouse upgrades to lower floor, windows deck & doors
  - i. Bill Cariste would like to set up a committee to plan the upgrades to the clubhouse lower floor and the suggestion was to reach out to all homeowners to see if any will work on the committee
- d. Motion made to approve the budget to work on the Gym upgrades made by Cariste and seconded by Finlay
  - i. Approved unanimously

5. Committee reports:

- a. Community Fund – Pangburn
  - i. As of 2/4/2025 \$18,904 in donations has been collected. There was an existing balance of \$2,600 (donations made too late in 2024 to be distributed in 2024). Fund raising costs (mailings) were \$780. Total in the fund is \$20,724. The decision was made to distribute 4 checks in the amount of \$5,000 to Peru Fire Dept., Manchester Fire Dept., Londonderry Vol, Fire Depart., and Mountain Valley Health Center
  - ii. Pangburn will get some pictures of the checks being accepted.

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Those pictures and any thankyou notes received can be posted on the Bromley Private Facebook page. This is a good way to get some recognition for the Community Fund and how important these donations are to the community

- b. **Tabled-** Pool and Tennis – Bayersdorfer, Finley, Burden et al
  - c. Fireplace Regs – Moriarity
    - i. No real news
    - ii. Pangburn asked Rick Elliott to do a survey of all the properties to make sure that there are no fire hazards such as firepits built so they are directly under a deck (there is one in Arlington house)
  - d. Architectural – Omasta
    - i. There were no new applications for changes. One homeowner had approached the committee about an addition but that has not progressed any further
    - ii. There was a lighting issue that was worked out easily when the homeowner was approached about it
  - e. **Tabled-**Signage – Liz Lowy (Bears, trash)
6. Treasurer's report - Sandy
- a. Operating budget as of 12/31/2024 = \$154,746
  - b. Capital Reserve as of 12/31/2024 = \$285,055
  - c. Receivables as of 12/31/2024 = \$92,000
    - i. This represents about 100 homeowners who have not paid
    - ii. The CSM bills were sent out late so the homeowners may not know that they are late.
      - 1. Have the owners gotten their original bills (sent by email) and the following late notices
    - iii. Does CSM have the correct email addresses
    - iv. Since the homeowners are late they will lose access to the gym

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and clubhouse till payments including late fees are made

- v. Pangburn will request a list of those homeowners including their email addresses that CSM has on file. Pangburn will send the list to the each of the HOA presidents and ask them to compare it with their own email lists to make sure the email addresses are correct
  - vi. The HOA presidents will also be asked to reach out to those on the list who own homes in their groups to pass the message along
- d. Prepays as of 12/31/2024 = \$34,000
  - e. Paid as of 12/31/2024 = \$52,000
  - f. Pangburn would like to move \$140,000 from the Capital Reserve Fund now in a regular savings account to a ladder type CD with maturity dates of 3 months, 6 months, 9 months and 12 months. This would generate a 4% interest rate at each maturity date and would allow access to the funds if needed at the various maturity dates through the year. The amount at each level would be \$35,000
  - g. Pangburn got the ok to Transfer the \$140,000 of the new CD and clean up some other lines in the CSM balance sheet related to depreciation of assets that were no longer relevant

**7. Tabled-** Electric car charger grant – Sandy

- a. This topic is related to the cost of running electricity to the pool and tennis court. See discussion under item 8.e.i.3 below

**8. BPS - work in progress / projects and proposals – R. Elliott**

- a. Wood fence on Sap Bucket (approved / complete?)
  - i. Just waiting for the spring thaw
- b. **Tabled-** Access control – Pool and Court gates
- c. Gym heat – installed in Dec
- d. Screening new heat pumps / Gym
  - i. Work should be done when the renovations for the gym start in

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the spring

e. Old business

i. Resort fee – needs committee chair

1. From those who spoke during the meeting there was a sense that the resort fee is not feasible for the reasons noted below
  - a. According to the current understanding of Vermont law, since the homeowner in BVA is paying for access to the BVA amenities then anyone renting from that homeowner has access to said amenities
  - b. Pangburn was concerned that there is no easy way to assess and collect that resort fee
  - c. Those who spoke also felt that the resort fee would run contrary to the welcoming atmosphere that BVA and Bromley are trying to promote
2. Permit or prohibit rental users? New Security upgrades enable control at the gym
  - a. See notes above
3. Expanding electronic access to pool and tennis court – VERY expensive -approx. \$12,000
  - a. Expanding electronic access should also include running electrical access to the parking lot for an electric vehicle charger
  - b. Those who spoke at the meeting suggested, since there would be crew working on the gym renovation in the spring why not have them run the conduit to the tennis court, pool and for the EV charger and include the cost in the work for the gym renovation
  - c. No formal vote was taken to make a final decision

ii. Dark sky lighting issues (needs a cop) Is ramp light too bright / not compliant?

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1. If there are issues raise the concern with the HOA president and the homeowner
  - iii. **Tabled**-Access to slopes / drop-off near Pines
    1. Cariste has not heard back from Josh Witkin
  - iv. Procedure to stickering improperly parked cars
    1. As improperly parked cars are identified R. Elliott has been given the ok to sticker those cars
  - v. TABLED - Paving apron at entrance (due to washboarding)
  - vi. TABLED – “Pole height” Lighting fixtures at BPS office (left over from entry project) – one for sled hill and one for office?
9. Adjourn
- a. Motion made to adjourn meeting made by Walsh and seconded by Cariste
  - b. Meeting adjourned at 9:00pm