



**Bromley Regular Board Meeting**  
**Minutes Tues, April 22, 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. Finley, L. Lowy
  - b. Quorum established and meeting called to order at 7:03pm
2. Review/Approve Minutes, 2/4/2025 meeting
  - a. Motion to approve minutes from 2/4/2025 made by Pangburn and seconded by Cariste.
    - i. Approved unanimously
3. Board member M Walsh voluntarily retired 3/30/25. Need replacement to serve for remainder of Walsh term (Year-end 2025). We thank Matt for his many years of working on the board.
  - a. A recommendation was made to have Pat Smith – President of Ridges, complete Matt’s term. After a brief discussion, Pangburn made a motion to have Pat complete the term, seconded by Cariste – approved unanimously. We welcome Pat!
  - b. The current terms for the board are:
    - i. Smith/Lowy/Moriarty – 2025
    - ii. Mason/Finley/Hyndman – 2026
    - iii. Cariste/Omasta/Pangburn - 2027
4. Gym Rehab (Cariste)
  - a. A review of the progress on the Gym upgrade was made. We are over budget by \$10K due to unforeseen upgrades needed to the floor. The floor structure was poorly framed as part of original build. This was discovered when the area was opened up. The weight area of the gym requires a sounder sub floor. Our engineer made recommendations to upgrade the subflooring to properly support the area. Those upgrades have been made. It is believed there will be savings elsewhere to offset

2024 BVA Board

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



some of this expense. A new Heat Recovery and Ventilation system has been installed. We are still planning on a Memorial Day grand opening.

- b. Special Thanks to Val Omasta, Paul Steinman and Jonathan Mason for their efforts. Thanks to Rick Elliott and his team for managing the upgrades.
- c. With all the upgrades, special care must be taken by users not to wear street shoes in the Gym to protect the new equipment. New video cameras will help with monitoring the area and we need to re-educate users about the shoe requirement.

5. Committee reports:

a. Community Fund – Pangburn

- i. We distributed \$5K each to the following charities: Peru Fire Dept., Manchester Fire Dept., Londonderry Vol, Fire Depart., and Mountain Valley Health Center. We have \$700 left in the account. Sandy discussed what to do with the remaining funds which was tabled to a later meeting.
- ii. A big thank you to all who donated and to the Bromley team for completing the mailing. We will post thank you notes received and Moriarty is working to send out an email to the Association.

b. Pool and Tennis – (Finley)

- i. The July Barbecue Picnic will be 7/5. Sandi is working to get the contract in place so we can have it catered as in years past. She will work with Sandy P to get budget set up and get bills paid in a timely fashion. A big thanks to Sandi F for all her efforts.

c. Fireplace Regs – Moriarty

- i. Recommended that since this issue is effectively closed with action items now with the individual Condo Assoc. Agreement to drop this from future agendas.

d. Tabled: Architectural – Omasta

e. Signage – Liz Lowy (Bears, trash)

2024 BVA Board

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



- i. The Bear Sign is up!

#### 6. Treasurer's report - Sandy

- a. At previous meeting, a \$70K transfer to reserves was approved. Unfortunately, it was done twice so a correction was needed to return the second transfer back to operating funds.
- b. We currently have 21 members past due (>\$900) for a total of \$28K. One more communication will go out before we need to use our lawyer to help collect funds.
- c. As approved at the last meeting, \$140K in reserves have been placed in 'Ladder CDs' to get more in dividends.
- d. Spending to date is over budget vs. plan because of the gym upgrades expense. We will need to move capital reserve monies to the operating budget to cover these expenses. This will be done at a future meeting.
- e. Sandy discussed the water bills and the Tariff case. She noted that contacts will be made with the state regulatory agency in regards to feedback to how rates are determined between users and large payments made to Bromley Mountain which appears to have the Water Company in a negative cash position.
- f. The YTD Treasurer's Report is attached.

#### 7. Dark Sky (Cariste)

- a. With our new standards and rules, Bill discussed the need for someone to 'police' the Association. No volunteers. It was proposed that we send out a reminder to the Association of the standards and the process by which we will rectify those units that are out of standard. Moriarty will propose language and work to get it out.

#### 8. Bromley Property Services (Cariste)

- a. Bill had a discussion with Josh Witkin (New Bromley GM) regarding ownership issues, all is good. He also reported that Bromley is interested in continuing to provide property services in the future. Bill will also get with Josh to discuss shuttle bus drop off near Pines.

2024 BVA Board

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



## 9. BPS SOW (Cariste)

- a. Contract expires 4/30/26
  - i. BVA formation for bid solicitation Moriarty/Pangburn.
  - ii. There are 18 Condo Associations that should be involved since the vast majority of BPS services provided are with the Association and homeowners. A joint committee will be put in place with Condo Associations representatives and the BVA to have a united front.
  - iii. We have a pre meeting scheduled with Jack Ready, Dick Gregor and Bob Fressola to get organized so that all parties are at the table and we can best work our plans vs the SOW.

## 10. New Business (Cariste)

- a. New clubhouse committee needs to be formed. Several homeowners volunteered to help. They will reach out to Bill.
- b. First step is to covert current plans and prints to a CAD system. A motion was made by Cariste to spend \$3500 for converting those files. After several questions it was decided to table the motion and Bill would work with others on what specifically should be done. He will make a proposal at a later time once additional details are determined.
- c. A discussion was held regarding best way to maintain BVA documents in a central digital file data base. A homeowner volunteered to work with Sandy P to make a recommendation. CSM does provide access to build a data base with them if warranted.

## 11. Adjourn

- a. Motion made to adjourn meeting made by Smith and seconded by Cariste. Meeting adjourned at 8:33 pm