



Bromley Regular Board Meeting
Minutes Tues, June 17, 2025 7:00 PM
Bromley Village Association Board's Zoom Meeting

1. *Establish Board quorum & call meeting to order*
 - a. *Attendees: B. Cariste, J. Moriarty, S. Pangburn, S. Hyndman, S. Finley, L. Lowy, P. Smith, J. Mason*
 - b. *Quorum established with Cariste, Pangburn, Moriarty, Hyndman, Mason, Smith meeting called to order 7:03pm*
 - c. *Lowy and Finley were able to join the meeting later*
2. *Review/Approve Prior Minutes*
 - a. *Motion to approve: Cariste Seconded: Pangburn Passed: Unanimous*
3. *Committee reports:*
 - a. *Architectural – Omasta – nothing to bring up*
 - a. *Discussion/review of Dark Sky Memo*
 - b. *Resolution to send memo to homeowners*
 - c. *Motion: Cariste Seconded: Pangburn*
Passed: Unanimous
 - b. *Treasurer's report - Sandy could not create because CSM website was down*
Pangburn will send attached to June board meeting minutes
 - c. *BPS SOW contract Update - Moriarty / Gregor / Ready / Fressola*
 - a. *There is a Presidents meeting next week to review the Homeowners survey. Further update will be made after that meeting*
4. *BPS – other work in progress / projects*
 - a. *Spring openings*
 - a. *Tennis - Bayersdorfer, Finley, Burden et al – opening delay*
 - b. *Looking at cost to repair the Tennis shed. It appears to need a new roof and siding but the foundation and frame appear to be ok*
 - c. *The pool is open*
 - d. *Pool leaks – update*
 1. *Pool is still leaking and BPS is expecting a new pool company to come next week to take a look at each of the skimmers to*

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see which is causing the leak

- b. Wood fence on Sap Bucket – completed*
- c. Old business*
 - a. Access to slopes / drop off near Pines or Sap Bucket- update*
 - b. There are still some questions but it appears the mountain can be accessed through a right-of-way off of Sap Bucket Circle*
 - c. Still some research to be done*
- d. Clubhouse Ground floor and grounds - rehab (for 2026 – 2027?)*
 - a. Members so far - L Pendleton, S Pangburn, B Cariste, A Goetting – others sought*
 - b. Now soliciting planning proposals & space design, layouts, bldg. expansion, game room and FFE (accepting proposals requires Board authorization)*
 - c. NOTE: this committee takes on these tasks:*
 - 1. Short term - screening new heat pumps / Gym / tennis shed rehab (summer / fall 2025?)*
 - 2. Long term – set scope & layouts to rehab first floor / site / fences / patios etc*
 - 3. Lighting for sled hill*
 - 4. Paving at entry*
 - 5. Re-imagine pool access and landscaping on entire site*
- 5. Gym rehab update:*
 - a. Planned opening date July 4th weekend pending approval of gym rules and waiver language*
 - b. Gym “action” items for Board*
 - a. Discuss / review extensive proposed forms & procedures*
 - 1. The meeting was continued until 6/23/25 at 7:00pm because this discussion was detailed*
 - 2. Questions remain:*
 - a. on wording for children ages 14-16 on use of free weights; should homeowners and renters have to initial each rule as well as sign the waiver form*

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- b. there are questions about what the waiver covers
 - c. how will renters who rent via means other than BPS receive, sign and return the access form to BPS to be given a keycode
 - d. should each household be given a keycode for homeowners and a keycode for renters, or, will there be a new keycode each time the home is rented
 - 3. A decision was made to reach out to our attorney for further information
 - 4. In the short term a decision was made to re-post the existing gym rules
 - b. Authorize some or all rules & forms - or - refer to subcommittee for further review
 - 1. The meeting was continued till 6/23/25 at 7:00pm because this discussion was detailed and there is some pressure to have this issue resolved so the gym can meet the July 4th opening
 - c. Authorize payment of work order changes
 - 1. There was no time for this discussion
6. New Business: no discussion due to lack of time
7. Adjourn
- a. Motion to approve: Cariste Seconded: Hyndman
- Passed: Unanimous

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***Bromley Regular Board Meeting
Minutes from continued meeting on Tues, June 17th Tues,
June 23, 2025 7:00 PM***

8. *Establish Board quorum & call meeting to order*
 - a. *Attendees: B. Cariste, J. Moriarty, S. Pangburn, S. Hyndman, S. Finley, L. Lowy, P. Smith, J. Mason*
 - b. *Quorum established with Cariste, Pangburn, Moriarty, Hyndman, Omasta, Mason, Lowy, Smith meeting called to order at 7:03pm*
9. *Pat Smith is resigning from the board to be replaced by John Collins*
 - a. *Motion to accept Pat Smith Resignation and to vote and accept John Collins to replace Pat to finish out Matt Walsh's term*
 - a. *Motion to accept: Cariste Seconded: Hyndman*
 - b. *Passed: unanimous*
10. *Gym Rule discussion*
 - a. *Do we want to post existing rules in the interim until the final rules are finished and signs are posted in the gym*
 - b. *The decision was made to go ahead and revise the draft presented by the gym committee and have Dylan Gage make poster boards in the interim so the gym opening will not be delayed until the final signs can be created and posted on the walls*
 - c. *Cariste and Lowy will work on getting the final signs made with the printer*
 - a. *Motion to accept the revised rules: Moriarty Seconded:*

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Pangburn

b. Passed Unanimous

11. Discussion on the issue of liability waivers was tabled until we have input from the BVA attorney. That meeting is scheduled for Wednesday, June 25th (Cariste, Pangburn, Moriarty, and Hyndman to attend)

12. Discussion of Keycodes

a. The reason for the multiple keycodes was a way to track who is using the gym and how much

b. As the discussion progressed it became clear that administering multiple keycodes was going to be a challenge, especially to assign a code for those who rent directly from the owner or through outside agencies

c. The initial plan was to have both homeowners and renters sign the gym form acknowledging the gym rules and give the form to BPS who would then issue a keycode

a. That is fine for the homeowners and those renting through BPS because BPS can easily hand out the form to homeowners and include it in the renter's package

b. Since we could not come up with a workable solution for renters who rent outside of BPS a motion was made to issue one keycode per unit.

1. Motion: Hyndman

Seconded: Moriarty

2. Passed: Unanimous

13. Motion to adjourn:

a. Motion: Collins

Seconded: Hyndman

b. Passed Unanimous

14. Meeting adjourned at 9:00PM

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