



Bromley Regular Board Meeting
AGENDA Tues Aug 19, 2025 7:00 PM
Bromley Village Association Board's Zoom Meeting

ATTACHMENTS: *June 17 Board meeting minutes*
 Continuation meeting minutes
 Clubhouse Architectural Services Contract David Mooney

1. *Establish Board quorum & call meeting to order*
 - a. *Attendees: **BVA Board:** Cariste, Pangburn, Hyndman, Finley, Omasta, Mason, Collins, Lowy. **BPS:** Rick Elliot, Dylan Gage: **Guests:** David Holton (insurance agent)*
 - b. *Quorum Established meeting called to order at: 7:03PM*
2. *Review/Approve Prior Minutes*
 - a. *Motion by: Hyndman Seconded by: Cariste Passed: Unanimous*
3. *Standing Committee reports:*
 - a. ***Architectural** – Omasta*
 - i. *There were some requests HVAC splits, all approved*
 - ii. *Questions about house at the end of High Ridge Rd (Kliewe.)*
 1. *Rebuilding a retaining wall.*
 2. *Owner said the home would be mostly his family use.*
 - a. *Evidence surfaced that the house marketed for more than just the family*
 - b. *Board requested additional info and will hold a special meeting to review*
 - b. ***Treasurer** - Sandy P (report attached to email with minutes)*
 - i. *Insurance update – (David Holton insurance agent)*
 1. *No confirmation: expect a min increase of 10% and a max increase of 15% (by mid-Sept?)*
 - ii. *CAPEX - assist / review /update ARS Capital plan – to reset CAPEX and reserves for Fitness Center. John Collins and Matt Walsh will serve w Cariste and Pangburn*
 - iii. *Concern about the high number of homeowners who are late June HOA dues about \$53,000*
 1. *An email was approved and sent reminding delinquent of payment options and reasoning for not waiving late fees w/o proof of a CSM error*
 - iv. *Approved moving funds from Reserve account for gym renovation*

2025 BVA Board

Term Exp 2025 - John Collins, Liz Lowy, John Moriarity

Term Exp 2026 - Jon Mason, Sandi Finley, Steve Hyndman

Term Exp 2027 - Bill Cariste, Sandy Pangburn, Skip Omasta



1. *Gym renovation (est \$130,000) was approx. \$50,000 over budget*
2. *Overrun due to floor structural work, w major electrical work in ground floor ceiling*
- v. *There was discussion based on a request from a meeting attendee to include the Treasurer's complete report with the minutes. Sec will include spreadsheets with the minutes for web posting*

4. Other Committees:

a. New Committees

- i. ***Clubhouse Renovation*** (for spring 2027?) first meeting (Pangburn, Finley, Tomkiel, Tauber, Cariste, Collins) – Approved executing planning contract w D Mooney (attached)
 1. *Hyndman volunteered*
 2. *Motion was made to approve \$7500 for concept architectural plans.*
 3. *Motion: Cariste Second: Collins Yeas: 6 Nays: 1*
- ii. ***BVA Records / Archive*** - volunteers sought to organize & set up storage protocols for BVA documents, drawings and maps – paper & electronic
 1. *Item was tabled*

b. SOW Contract - Moriarity / Gregor / Ready / Fressola

- i. *There is a meeting scheduled to open discussions*

c. GYM – report on rules, signs and code assignment (V Omasta, Elliot, Lowy)

- i. *The signs are all posted in the gym*

5. BPS – other work in progress / projects – Rick Elliot / Dylan Gage

a. Pool leaks – update

- i. *Still leaking - the pool co to check all the skimmers, drains, and fittings to try to find*
- ii. *Thanks to the BPS crew for doing such a good job maintaining the pool and landscaping this summer*
- iii. *All repaired furniture in place - Pool Committee is holding off requesting new furniture*

b. Stain / coat playground apparatus and install edge of gravel area underneath

- i. *Rick Elliott to provide a quote*

c. Tennis:

- i. *Shed rehab approved \$10K (fall or spring)*

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- ii. *BPS to price fence replacement and edge stabilization*

6. New (Old) Business

- a. *Re visit guidelines for COA & street signs - including signpost color (picture attached)*
 - i. *BVA font & colors for signs on land owned by BVA*
 - ii. *Font and colors recommended but not required for signs within COAs*
- b. *BPS says grading cost at entry are high and we should reconsider asphalt paving to ease the wash-boarding that requires bi weekly re grade. Original est. was \$60,000. Rick Elliott to change spec and re price*

7. Inquiry - should BVA consider banning or regulating drone use?

- i. *Board declined to act*

8. Adjourn

- a. *Motion by: Collins Seconded by: Hyndman Passed: Unanimous*

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