



Bromley Village Association ANNUAL Membership Meeting Minutes

Friday Nov 29, 2024, at 4:30 PM in Bromley Base Lodge and via Zoom

- 1) Call meeting to order, take attendance and establish a quorum
 - a) BVA Board members Present: B. Cariste, S. Pangburn, S. Hyndman, S. Finlay, S. Omasta,
 - b) BVA Board members attending via ZOOM: L. Lowy, M. Walsh
 - c) Bromley Property Services present: R. Elliott, D. Gage, A. von Pfeiffer, A. Kaiser, J. Witkin
 - d) With 76 Proxies counted a quorum was established and the meeting called to order at 4:35pm
- 2) Approve Minutes of prior annual meeting on November 24, 2023
 - a) Approve minutes of October 2024 BVA board meeting. A motion made and the minutes were approved
- 3) Insurance update from Essex Agency
 - a) New rates for 2025: 38%
 - b) We have a good all-in plan
 - c) We have a true replacement cost plan
 - d) The insurance company feels it will be a good plan to alternate between level I and level II chimney inspections on alternate years
- 4) Bromley Mountain and Property Services Management Update
 - a) Witkin – Mountain update. Opening Day is now 12/5/2024- there is a new Piston Bulley groomer-Mountain will be more aggressive with snowmaking that last year-there is a new marketing plan stressing family fun and the Eastside Steeps
 - b) Elliott- Introduced all the staff- working to be more communicative-announced the promotion of Alex Kaiser to Asst. Director of BPS
 - c) Gage- Gave a quick real estate update-the average price of homes in the village is about \$816,000-the average price of condos is about \$591,000
- 5) Pool Committee report
 - a) Bayesdorfer- it was one of the busiest years for the pool-there are two issues the committee and R. Elliott are working on - one is the leak in the pool. R. Elliot feels that the leak is somewhere in the filter system because once the water drops below the filters the pool seems to hold water. R. Elliot is working with pool companies to get a solution in place. R. Elliott notes that pool companies are very unresponsive, the other is getting the pool furniture repaired that broke during the season
- 6) Rules Committee report
 - a) Bill Cariste talked about perhaps instituting a resort fee for renters to help cover the cost of renovations to the gym and pool that are under discussion
- 7) Signage Committee report
 - a) Liz Lowy signs are being ordered from Frank's Signs in Manchester – the committee is trying to standardize the colors, and font for uniformity throughout the village – there was discussion about the status of the private community signs, one is ready to be posted and another one is to be ordered – the verbiage on the new sign is still being worked on-these private community signs are important because unless the property is posted police cannot come and ask those who are not supposed to be on the property to leave – there are hunters who have been parking on the property to access the woods
- 8) Social Committee report
 - a) Pangburn discussed the Homeowners Race that is scheduled to be run 12/24/2025 – it will be run on East Meadow – course inspection will be at 11:15am and the race will run at 12:15 (weather permitting)
- 9) Arch Committee report
 - a) Omasta - twelve applications were submitted and all were approved for either the installation of heat pumps or propane tanks
- 10) Treasurer's report – Pangburn



- a) Review financial results FYE 9/30/2024- BVA is in a strong financial position, total income \$572,994 – total expenses \$572,994 - transferred \$70,000 from operating budget to Reserve fund (more than the proposed \$27,770 or 5% of the BVA budget which is considered best practice) the additional \$42,000 represents budgeted amounts for work that was not completed for a variety of reasons including changes in BPS’s leadership
 - b) The operating account ended with \$139,972.40 (about the same as last FY) – the reserve account ended with \$285,927.90 including interest and the transfer to reserves
 - c) Review budget and dues for 2024-2025, there is only one owner with outstanding dues of less than a year – dues will increase from \$1,850 in 2024 to \$1900 in 2025 – dues are sent out twice a year in December and June
 - d) Of the \$572,994 BVA budget \$418,000 is paid to BPS to covers costs of the shuttle, plowing, road maintenance, maintenance of the common areas (gym, pool, clubhouse, tennis courts – the remaining 5% goes to insurance, administrative costs, social events, and anticipated work outside of the scope of the contract, and unexpected expenses
 - e) Ratify 2024-2025 budget - Motion to approve the budget made and seconded, the motion passed and the 2025 budget was accepted
 - f) Community Service Fund update – there is about \$9,000 in the community service fund – some attendees mentioned they had not yet received their appeal letters – the letters went out in the mail – the goal is to raise \$20,000 with the hope of sending \$5,000 to each of the four organizations listed below - in light of the recent fires and accidents in the village it is helpful to have members contribute – principal recipients are the Peru VFD, Mountain Valley Health Center, the Manchester FD, and the Londonderry VFD
- 11) Discussion of Capital Project(s) to improve amenities
- a) Cariste discussed proposed refresh to the gym - those improvements are still being worked on
- 12) Election of Board of Trustees members
- a) Terms expiring 2024 – Cariste, Omasta, Pangburn, and Mason (appointed by the Board to fill Gottsegen’s unexpired term and to be elected by the membership at this annual meeting)
 - b) Board member election slate of candidates – Cariste, Omasta, Pangburn to 3-year term and Mason to a 2-year term
 - c) Motion to vote on the board members slate of candidates was made and seconded, the motion passed and the slate of board members was voted on and accepted
 - d) Board officers’ election of 2024-25 1-year term
 - i) Pres – Cariste
 - ii) VP - Moriarty
 - iii) Treasurer – Pangburn
 - iv) Secretary – Hyndman
 - e) Motion to vote on the slate of Board officers for 2024-25 to a 1 year term was made and seconded, a vote was held and the slate of officers was accepted
- 13) New business, discussion with membership
- a) Discussion of two options for BVA winter shuttle drop offs, one is off of Sap Bucket Circle above the Boles Assn., the other is south of the driveway into Pines- both options would need some work (grading and fill) – the Boles stop would also require BVA to get an easement from the Boles Assn. allowing the location as a drop-off point – the goal is to ease congestion at the base of the mountain
 - b) There was discussion about ways BVA could help aid the Birches Condo owners to stop other village residents from using their parking area as a parking/drop off/pick up point for families whose members are in ski school, Jets, or BOC. It is becoming more and more difficult for the Birches owners and their guests to find parking.
- 14) Adjourn
- a) Motion to adjourn made and seconded – meeting adjourned at 6:45pm