



Bromley Special Board Meeting
Minutes Thurs, Oct 16, 2025 7:00 PM
Bromley Village Association Board's Zoom Meeting

1. Establish Board quorum & call meeting to order
 - a. BVA Board Attendees: Cariste, Moriarty, Pangburn, Finley, Collins, Mason
 - b. BPS: Rick Elliott
 - c. Peru Town: Mike Gayda – Interim Short Term Rental Manager
 - d. BVA Attorney – Alexis Peters
 - e. Quorum established: yes Meeting called to order: 7:00PM
2. Introduction – Cariste
 - a. Bill discussed concerns with the 2 properties in the Village owned by Jason Kliewe - 871 Ethan Allen Trail (aka Manchester Moose Inn) and 116 High Ridge Rd (aka The Overlook Hotel). The Board requested information on the properties. Jason responded and Bill collected redacted info.
 - b. Jason reviewed that he was not operating an Inn and was using those names as a marketing tool to differentiate.
3. Review by Mike Gayda
 - a. Mike explained that the properties can legally host 2 people per bedroom plus 2. So, the Ethan Allen - 12 people and High Ridge site up to 16. Mike explained that 17 triggers requiring a sprinkler system. Mike emphasized the importance of adhering to this limit to avoid violations. Sandy raised questions about the enforcement process, and Mike explained that he acts as a short-term rental officer and issues \$100 fines to homeowners for violations.
 - b. Mike explained the fire safety regulations for short-term rentals in Peru, including the limit of two people per bedroom and an additional two people in the living room. He clarified that the ordinance allows for flexibility in placing guests, but strict adherence to the total occupancy limit is required for all properties. Mike also discussed the town's approach to short-term rentals, noting that they are not considering implementing restrictions similar to Londonderry's two-year moratorium on new rentals. The group addressed concerns about parking and fire truck access, with Mike assuring that emergency vehicles can navigate the roads in Bromley including the lanes.
 - c. The board discussed issues with rental properties, particularly regarding overcrowding and noise. Michael Gayda clarified that he should be contacted for overcrowding situations, though he noted that homeowners can only do so much to control guest numbers. Kliewe says he installed security cameras at both sites to monitor guest numbers and overcrowding.
 - d. Mike provided his contact information – 802 238 4991. Mike was excused at 7:30
4. Parking Discussion/Issues

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- a. Bill brought up parking for both sites. Jason discussed the parking situation at Ethan Allen, explaining that the driveway can accommodate 6 cars (he limits rentals to 5) and described plans to expand parking at High Ridge which may involve moving about 8 feet of earth and installing safety railing. The project is expected to begin within a week and be completed before the first snowfall. Bill inquired about overflow parking instructions for short-term rentals, and Jason mentioned he would direct guests to park to the sledding hill. It was noted that this is not an option and that Jason should consider the Bromley Parking Lot and he was asked to connect with Rick Elliott for approval and where to put vehicles
- b. Garbage: Jason noted the trash has been properly managed at Ethan Allen for 6 years with bear proof cans. The High Ridge Property will store trash in the garage.

5. Property Naming Dispute

- a. The board discussed concerns about Jason's rental properties in the village, particularly regarding the Manchester Moose Inn listing on Google Maps as a lodge and the Overlook Inn property. Jason explained the property was initially named as a joke and clarified they are not running an inn, but rather renting out a single-family home.
- b. The Board focused on concerns about property naming and advertising in Bromley Village, with particular attention these sites and board discussed the negative impact when using "hotel" or "inn" in property names, with Sandi and others expressing concerns about maintaining the village's family-friendly image. Jason agreed to change the name of his Manchester Moose Inn property to Manchester Moose and The Overlook Inn to simply Overlook. Jason also agreed to clarify his listing on Google to address these concerns.
- c. The board agreed to caucus at a special meeting to address the issue of rental properties and clarify rules as a private residential community and to consider rules for investor purchases of facilities or units in Bromley.

6. Property Management

- a. Jason has supplied care taker info (emergency contacts only) expressed he is a very active owner and requested that community issues be directly brought to his attention for action. He desires good relations with neighbors and the community. However, he did point out that there were many rentals on Bromley and to affirm equal treatment. He was reminded that he the largest and will have a bigger impact than our average renters.

7. Bromley Village Retaining Wall Project

- a. The meeting focused on the High Ridge retaining wall construction, with objection on visual impact. Bill affirmed it was approved per procedures after review by Skip Omasta and Rick Elliot. Unfortunately, the wall was made larger than first proposed as the contractor determined necessary to meet safety concerns and to get equipment on site and prevent foundation collapse.

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Concerns were raised about the size of patio which can now be built. The temporary driveway for construction has been removed and seeded. When asked, Jason said he would consider planting to screen the wall. He also noted that the wall was stained a dark color to limit its impact.

8. Short Term Rental Impact

- a. The Board discussed concerns about short-term rentals, particularly large groups staying in properties and their impact on the community. Jason acknowledged issues but noted there are many other BVA rentals. Sandy P emphasized renters get a great intro to Bromley- especially prospective purchasers.
- b. Many concerns were raised about overuse of shared facilities by rental guests, particularly, shuttle, gym and pool. Jason confirms they typically host 50-70 stays per year. The board will later review resort fees to address facility maintenance concerns and consider enforcement actions regarding large rental groups using shared amenities.
- c. Much concern was raised re pool usage and behavior of renters. Jason urged the need for consistent rules and the use of cameras to manage pool access. Joanne Konold suggested implementing fees for renters using amenities to improve behavior and maintain facilities. Bill and others discussed the prior study of challenges to enforce fees (and vehement objections by BVA owners who rent. Bill also asserted that charging fees does not insure better tenant behavior. There is need for further investigation and committee formation to address, so the Board will revisit the topic of resort fees and consider solutions to manage large groups, with Bill reminding all the recently added a complaint form now added to Village Rules. Also discussed the need to allow owners to get rental income balanced against community well-being, the importance of proper communication and enforcement of BVA rental guidelines.
- d. It was noted that Jason does not post the Renters Rules (as required). John agreed to get the Rules updated and posted and out to Jason.

9. Next steps

- a. Jason to remove terms like "Inn" and "Hotel" to better reflect the residential nature of the community.
- b. Jason to install the BVA rules for renters in both of his properties.
- c. Jason to contact Rick Elliott on drainage at the bottom of his yard now that the wall is completed work.
- d. Jason to get with Arch Meeting to add plantings to soften the appearance of the retaining wall.
- e. Jason invited all to his cocktail party/open house on High Ridge Rd December 28th.
- f. Jason to coordinate with Rick Elliott when overflow parking is needed.
- g. BVA Board to meet to discuss potential resort fees for rentals.
- h. John Moriarty to update the BVA rules to include fitness center rules and complaint form.

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- i. BVA Board to investigate how other communities manage investor purchases of properties and levy fees on renting owners.

Meeting was adjourned at 9:26

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