

Bromley Village Association Annual Membership Meeting

Friday, November 28 , 2025

Quorum established with 65 Proxy votes submitted and meeting called to order at 4:20 pm

- Meeting called to order at 4PM w difficulty for video and audio
- Board attendees: - S Pangburn, S Finley, J Collins, J Moriarity (Via zoom) S Omasta, W Cariste, J Collins,
- Motion made to accept 2024 Minutes made by S Pangburn and second by Collins
- Mtn Team reports
 - J Witkin gave a report on Mtn Operations
 - D Gage reported on local sales activity
 - Alex Kaiser discussed action in construction and new products
- Treasurer – Sandy Pangburn
 - During the fiscal year ending 9/30/2025 our CSM representative Kelsy Turner received a promotion, and transitioned BVA to a new representative (that lasted only a couple of weeks.)
 - At the start of 2025, CSM announced that they were changing administrative platforms which required the use of new expense codes starting 1/1/2025.
 - For the 1st 3 months of our fiscal year (sept, Oct, Nov) the old expense codes were still in use. From January to August new expense codes were used.
 - On 8/31/2025 both old and new expense codes were mapped to new system delaying our 9/30/2025 financial statements from the new system.
 - There were mistakes made in the mapping and CSM is working to resolve them. As a result, the 9/30/2025 financials are still considered preliminary. Our final 9/30/2025 financials will be made available as soon as they are ready.
 - Our current operating fund balance is about \$136k, reserves about \$168k and Community Service Fund about \$1200.
 - Our current reserve fund balance grew in 2023 and 2024 and after the significant expenditure on the fitness center, the reserve balance is about where it was in 2022. The BVA is in healthy financial condition.
 - CSM portal for member access is called Vantaca and everyone should have received an email about setting up a new ID and password. Note that everyone has a new account number on Vantaca – you will need that to pay dues!
 - December invoices were emailed on 11/26/2025. For members who requested paper statements or no email address is available, please look for mail. Please allow 2 weeks for anything that goes through the post office, mail can be very slow. If mailing a check, the statements now say to mail to Phoenix rather than to Charlotte. If checks are mailed to Charlotte, they will be processed but may take longer. The new account numbers should speed up processing in Phoenix.
 - Budget for 2025-26 fiscal year –
 - Bromley Property Services is asking for a 20% + increase for a new 5 yr mgt contract
 - Current contract expires 4/30/2026
 - Negotiations ongoing, and we cannot finalize 2026 expenses
 - The prior 2025 budget rolls forward.
 - Motion was made and seconded. All in favor.

- First installment of Dues remains \$1900 (December installment is \$950.)
 - When BPS contract is settled, increase in dues will be reflected in the June invoice. I.E., if the increase in dues is \$200 the June installment will be \$1150.
 - Accounts receivable for members who haven't paid their dues are about \$11,000 for 9 units. Only 1 unit owes more than one installment plus late fees.
- Bill Cariste informed all that we need two new board members as Sandy Finley and Steve Hyndman are retiring. Thanks were offered for their services
- The Updated Capital plan for BVA was due prior to meeting date – was subsequently received in Mid-December
- Bill Cariste provided an update about progress of Clubhouse renovation
 - Several comments were received including several complaints about spending and suggestions that nothing be done at all
 - Bill promised to re circulate the old survey about clubhouse usage
 - The Clubhouse committee will circulate a new survey to all BVA owners seeking specifics about member support for renovations
 - Usage patterns will be surveyed
 - Evaluate sentiment about “Do nothing” vs “mild rehab” vs more extensive updates to the bldg. and grounds
- Bill C made motion to adjourn at 6:45, seconded by Sandi Finley