



**Bromley Regular Board Meeting**  
**Minutes Tues, June 16, 2026 7:00 PM**  
Bromley Village Association Board's Zoom Meeting

1. Establish quorum & call meeting to order
  - a. BVA Board Members attending: Cariste, Moriarty, Pangburn, Collins, McCoy, Tomkiel, Omasta
  - b. BPS Attendees: Gage
  - c. Quorum established and meeting called to order at 7:00pm
2. Review/Approve Minutes,
  - a. 4/14/2026 meeting
    - Motion to approve minutes made by Collins and seconded by Cariste.
    - Approved unanimously
  - b. 5/7/14 meeting
    - Motion to approve minutes made by Cariste and seconded by Moriarty.
    - Approved unanimously
3. Standing Committee reports:
  - a. Architectural Review Committee

Skip reported no new applications submitted. He also gave an update on the Kliewe property parking improvements and the sign has been installed but has not been inspected.
  - b. Treasurer's Report

Sandy provided a financial update, reporting that the budget through May shows income of \$288,000 with just under \$300,000 spent, and noted that the new SOW contract increased monthly payments from \$35,000 to \$43,000.

Sandy explained that four laddered CDs worth \$140,000 needed decisions about renewal or liquidation. The board discussed three CD renewals and made decisions on how to handle them. A motion was made by Cariste, for the June CD maturing on June 25, to roll it over for 52 weeks at 3.2%. For the two September CDs, renew one for 3 months to mature in December and the other for 12 months. Second Tomkiel. All in Favor. John C raised concerns regarding funding the clubhouse project but this was tabled to be discussed and included in future budgeting process.

Sandy raised concerns about member payment issues with CSM, including problems with ACH payments and late fee processing. The board discussed adjusting the late fee

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policy to accommodate CSM's operational limitations, with Matt suggesting changing the rules to align with CSM's procedures.

It was agreed to send a courtesy email to members reminding them about the June 30th deadline for dues payment and the potential late fees. Sandy/Matt will reach out to the board lawyer, Alexis, regarding the calculation of interest on late fees, and they will consult the board lawyer for clarification on the rules. The group also considered the cost implications of sending both email and mail notifications to members, deciding to use email as the primary method due to its efficiency and lower cost compared to mail.

The board discussed transitioning resale certificate responsibilities from Sandy to either CSM or Norm Faber, with Matt confirming that the bylaws allow CSM to handle this service and charge fees. We will work to move this to CSM.

Sandy raised concerns about Bromley Management potentially using the gym without paying fees, leading to a decision that Dylan would clarify BPS usage and potential on-going users and get with Bill to determine next steps.

The board tabled a proposal for an EV charging station, with Bill expressing concerns about costs and logistics based on previous experience.

The board discussed reimbursement procedures for small expenses, with Sandy explaining that current processes requires approval from two board members and exact reimbursement of expenses like awards and pool plantings. The board unanimously approved paying \$254 for whiskey barrels.

c. Clubhouse Renovation Committee

John C. reported on the clubhouse committee's progress, including proposals for interior redesign and deck modifications, with plans to obtain pricing for different options this summer.

d. BVA Records / Archive

The board discussed organizing and digitizing their documents, with Bill expressing concern about the overwhelming number of files currently stored on personal hard drives. Sandy discussed CSM having a data base that could be used. John C suggested creating a file structure in CSM's system and having board members upload their documents through drag and drop. John C will design the folders. Matt mentioned that the bylaws specify required records to retain. The group agreed to focus on digitizing recent documents rather than older paper files, and discussed potentially recruiting new board members with relevant skills from the community.

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#### 4. BPS – other work in progress / projects

- a. Sap Bucket Drop off – The board discussed a \$7,200 proposal to create a shuttle drop-off area near Sap Bucket Circle for accessing Lord's Prayer slope, though no final approval was given due to budget concerns and questions about snowmaking capabilities on the slope. The group agreed to table the decision pending verification of available funds in the maintenance budget and confirmation of snowmaking support from Bromley Mountain.
- b. Dylan reported that culvert work for projects 9A and 19A was completed in April at a cost of \$7,200 and \$7,500 respectively, though this exceeded the budget by \$700, which Sandy agreed could be addressed by transferring funds from the maintenance contingency category.
- c. Pool leaks – The group discussed ongoing maintenance issues and a delayed pool skimmer repair. Regarding the pool skimmer repair, the original contractor has been unresponsive despite signing the contract in March, leading the group to consider alternative options including a company from Saratoga and Juliano Pools from Connecticut. Dylan to follow up. The meeting also addressed pool heater maintenance issues, with Dylan confirming that recent adjustments to propane feed levels had resolved previous CO2 problems. The group acknowledged the need for regular maintenance scheduling going forward. Rodger discussed delaying changing the pool filters sand until next year and at that time go to a glass bead system.
- d. Stain /coat playground and install wood chip area underneath – A proposal for \$16K was made but is over the budget. It was proposed to break the project in two, with this year making repairs and staining both play structures while deferring the decision on wood chip installation and plastic curbing until next spring to manage costs. Dylan to provide a new estimate for just this limited scope.
- e. Tennis shed rehab, tennis court fence replace / stabilize edges – The Board reviewed that \$36K was reserved in the capital budget (2029). A discussion ensued that a repair could be made and at much less cost. Roger was tasked to obtain proposals for both fence repair and full replacement to compare options before making a decision that would require a vote to move funds from capital reserves. The board agreed to table the tennis fence decision until receiving both repair and replacement cost estimates.

#### 5. New Business

##### a. BVA Committee Proposal

The board discussed restructuring committee responsibilities to reduce the workload on individual trustees, particularly regarding budget preparation and project proposal management. Matt, Liz and John C. proposed a new committee structure that would delegate more work to committee levels, with each committee handling specific areas like roads, pool, and culverts. Bill expressed concerns about finding volunteers with the necessary expertise to fill committee roles and questioned whether the proposed

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structure would actually work in practice. While members expressed support for the foundational concepts, they agreed the proposal needed further detailed review before adoption. The board decided to table the proposal and schedule a special meeting on July 14th to discuss it in detail, with input from all board members and potentially including Roger from the pool committee. They also approved allowing Liz to reach out to members about volunteering for committee positions with specific expertise.

6. Adjourn

Bill motioned to adjourn, Sandy second, all in favor

Meeting adjourned at 9:40

Respectfully Submitted by John Moriarty – Secretary - BVA