Bromley Village Association Board Meeting Minutes
Tues, September 15, 2026, 7:00 PM
Bromley Village Association Board's Zoom Meeting

1. Establish quorum & call meeting to order
   a. BVA Board Members attending: Bill Cariste, John Moriarty, Sandy Pangburn, John Collins, Michelle McCoy, Skip Omasta, Liz Lowy
   b. BPS Attendee: Dylan Gage
   c. Quorum established and meeting called to order at 7:04pm
2. Meeting Minutes for Approval
   a. Aug 11 Regular Board Meeting Minutes
      - Motion - Collins   Second - Cariste   All in Favor
3. Committee Reports:
   a. Architectural Committee:
      - Skip Omasta reported that the Architectural Committee approved tree removals in Ridges and in Dorset House. The committee also worked with a Dorset homeowner who is considering a deck extension project. The homeowner was informed that project will require Town review for zoning setback requirements and that is first thing that should be done.
   b. Treasurers Report:
      - John Collins reported for Matt Tomkiel in his absence. The Association has $157K in reserves and $359K in operating funds with delinquencies reduced to $4.8K. Work continues for the '26/'27 budget with updates coming in from various committees. Work continues for a resolution to the proper tax handling of the Community Service Fund. Matt will work to get to a final recommendation shortly after getting a legal opinion on the proposal to document it as a pass-through account and holding reserves in case amended returns are required.
      - A motion was made authorizing CSM to prepare Association tax returns going forward. Motion by Cariste, Second by Collins. All in favor. The Resolution has been adopted and will be issued by the Secretary under separate note.
   c. Pool/Tennis Committee
      - Roger Bayersdorf presented the pool committee recommendations including filter upgrades to glass media and fence repairs next year. The beads will last the lifetime of the filters. A plan is under development for replacement of some of the pool furniture in '27 with a maintenance plan for the furniture.
      - Roger reviewed the tennis court fence repair project. About one-third of the fence needs repair. The committee considered several options, including full replacement, estimated at approximately $34K to $52K depending on scope. As requested, BPS worked with Hans Salo to prepare a repair scope of work. The proposal totals $10.2K, including the BPS management fee.
      - A motion was made to implement the BPS proposal for the fence repair with a cost not to exceed $10.2K. Motion by Collins, Second by Cariste. A roll vote was held with 6 yes and 1 no. The Resolution has been adopted and will be issued by the Secretary under separate note.
      - The board discussed pool temperature issues, with Michelle reporting that the

pool thermometer showed 74 degrees while her Apple Watch measured 84 degrees, confirming the actual temperature was significantly higher. Rodger agreed that a new pool thermometer is needed. The group reviewed the current pool heating schedule, which was set to close on September 21st with heating maintained at around 79-80 degrees, though there was debate about whether this temperature setting was necessary and cost-effective given the expense. The pool closes Sept 21.

d. Clubhouse Committee
   - A chair is still needed for this committee. John Collins reported that the blinds will be in place soon. The Fitness Center floor will be sealed. Future capital planning is underway as part of the refresh project.
   - Paul Steinmen reviewed the need to approve the equipment maintenance contract with LIVunLTD.
   - A motion was made that Paul review the contract with Matt and pending that review, authorizes Matt to execute the contract with a total one-year contract value of $1050. Matt will also make a recommendation to the board for appropriate timing of expenses (contract year etc.). Motion by Collins, Second by Omasta, All in favor. The Resolution has been adopted and will be issued by the Secretary under separate note.
   - Sandy Pangburn reported that the plans are underway for the Homeowners Race on Dec 28, run by Bromley Outing Club, gratis as part of quick pro quo for use of our fields.

e. Roads and Culverts Committee
   - The board discussed road maintenance and drainage issues, with Bill Cariste providing a detailed overview of current conditions and proposed improvements. The Board previously authorized $4K for SurePak fill to improve a section of Ethan Allen Trail. The fill was added to the road, up the hill above Sap Bucket Circle, where years of plowing and wear have deteriorated the road. It was added as part of the for the Labor Day grading. The Committee is proposing an additional $10K for more SurePak as part of the Columbus Day grading for other parts of the road. Sandy questioned whether to fund it from capital or operating budget.
   - A motion was made to spend $10K for SurePak as part of the Columbus Day grading. The motion was made by Cariste and Second by Omasta. All in favor. The Resolution has been adopted and will be issued by the Secretary under separate note.
   - The committee is also currently updating the culvert list and reviewing each culvert for type of construction and general repairs. BPS highlighted three culverts that should be considered to be replaced.
   - Bill emphasized the need to establish long-term capital reserves for road maintenance rather than treating it as repairs.

f. Ground and Landscaping
   - Nancy Fishman was named as chair. Nancy reviewed that the committee held priority session and is recommending their top priority is replacing street signs around the mountain, with a proposed budget of just under $10K for materials and $4.1K for labor. The committee recommends green signs with black frame posts and the Bromley logo, though there was discussion about whether to use blue signs as per previous branding decisions from 2015. The committee also reported on holiday lights for two large blue spruce trees at the

entrance with a $2.4K budget. These will be reviewed again at the next meeting.

- Dylan provided an update on the tennis shed construction which is nearly complete with new doors being installed.

g. Capital Planning

- The board discussed proposed changes to the capital plan, with Bill Cariste suggesting a special meeting with committee chairs and the board to review and make necessary adjustments. Bill will follow up.

4. New Business

a. Term Limit Survey

- The group agreed to proceed with a survey on term limits, with John Moriarty's proposed language for question two, though they decided to first circulate the survey to board members for review before finalizing. The board also discussed board composition balance between homeowners and condo owners, though they determined this should be addressed through guidelines rather than surveying it with term limits.

b. Code of Conduct

- The conversation ended with a decision to table the Code of Conduct discussion for the next meeting.

The next meeting is scheduled for Oct 13 at 7:00pm

Motion to adjourn made by Collins and second by Lowy.

Meeting adjourned at 8:28

Respectfully Submitted by John Moriarty – Secretary – BVA