

Alpenwald Village HOA
Member and Board Meeting Minute

Zoom Conference Call
August 12, 2023, 10:00am-12:00pm

Board members present: Cindy Gonska, Amanda Kurek, Jennifer Lefevre, Mike Cole, Eric Bruder, Johanne Dalo

Call to Order at 10:03am

President's opening comments:

- Welcome

Officer's Reports:

- **Treasurer –Kim:**
 - Approximately 235 members
 - Our annual assessment is approximately \$160,000
 - We have 30 lots that are town owed (10 in Stamford and 20 in Readsboro)
 - 59% are single lot, 23% are double lots, and 18% have 3 or more lots.
 - We invoiced for \$160,00 and collected \$113,000. This is consistent with prior years. 70% overall assessments were collected without any issues.
 - Notices are going out next week. Any delinquent accounts as of October 1st will have lien placed on them.
 - We are in a positive cash condition, up 10% over the prior year. We have \$260,000 in the bank. We can use that to address culverts and issues that have long been overlooked because we have not been able to do so. Keep in mind that number include \$25,000 to \$30,000 of finance that have been collected.

- **Secretary -Johanne:**
 - Meeting on May 13th: Minutes were read and approved
 - Meeting on June 10th: Minutes were read and approved

Old Business

Committee Reports:

- **Roads and Maintenance:** - Amanda
 - Mike C. met with the State Environmental worker about the big culverts and what is needed to move forwards. We met and looked at culverts that are failing and going over the road at some locations. They will be a priority this year to get fixed/replaced. It is part of this year's maintenance budget.
 - I have received a complaint from Pam Tworig, the town selectwoman in Stamford that Barkus had created a big bump in the road at the top of Suzanne Drive. The road was unpassable, they would not deliver and the homeowners were complaining that they ditched their roads. They were pretty upset that Barkus had gone in there and did this. However, Barkus went there because the road was washed out and only prevented from going further and created a natural water bar with the dirt so they bump it up to prevent it from washing out again. I talked to Pam after the wash out and explained this, she said to me that they were mad that Barkus did that. They stated that they had no plan in replacing the culvert on Susan Drive

Culverts -Mike

- As far as the big culverts go. I met with Josh Carvajal from our region State rivers and streams. He sent us an email that I shared with the board. He is looking for a structure that will need to be, I believe, 16 to 18 feet wide and 8 feet from the high-water mark. It is 4 times bigger than what we have. The process is to get a general stream authorization permit, it is \$200. I don't see any problems getting in, it is good for 2 years.
- Next step will be to get more information. He also gave me some phone numbers for grant opportunities through organizations like trout unlimited and conservation groups. I was going to look through those grants before we apply for a permit. He suggested we do something bottom less, either a concrete or a metal arch of some sort. It will be pricey. This is a pretty big structure. This is the brook that runs down Valley View. This is a time consuming 2-year process. The trout unlimited organization offers engineering services for free. I would like to reach out to these guys before we take any more steps to see if we would be eligible for some money.

Complaints - Cindy

- With the washout, we also had a complaint. I spoke to Amanda about digging out somebody's driveway culvert in an emergency to move the water. Peoples' driveway and culverts are their responsibility and if it is not maintaining the water, it is on them to fix it. We will need to communicate properly with that homeowner.
- We also had a complaint by a homeowner on Susan Drive who has complained before about wash out. I want to make sure; we address those properly and we communicate with them.
- Mike agrees that their culvert is the homeowners' responsibility, it access their house. As far as the wash out on Susan Drive, I dug out the ditch to keep the water from washing out after it was just repaired and the town of Stamford was in disarray because they had a very serious wash out. We will go to a town board meeting to talk about upsizing the 2-foot culvert. That is why we lose Susan Drive every 5 to 10 years.
- With all the rain and flooding we had, we had a minimum amount of wash out. Kudos to Barkus and your crew for maintaining the roads.
- We upsized the culvert on Heartwellville View from 18 to 30 and we upsized from 18 to 24 on Andrea Drive replacing the culverts that were original to the development. Hoping this will fix the problem.

• Grounds: - Cindy

- Complaint about the property, lot 164,166, 168. The gentleman already as a large antenna on his property. He has increased the number of antennas he has. He has put 2 or 3 more. He has extended into Alpenwald property. I called the owner, he admitted that he put up the antennas, he is not on Alpenwald property. The guide wires are on Alpenwald property. He was told that he cannot put anything on Alpenwald property without approval and that he needed to contact the Board, which he agreed. We will have to decide if we will allow him to do that. We are also letting the homeowner who complain that we are addressing it.
- We have lots 321 and 322. The gentleman is in the process of building, he has a building permit approved by the Use and Design committee. However, he has not really started construction yet. The driveway is in and some gravel work done for the foundation. He has pile and pile and pile of stuff up there. It appears to be building materials, but the DPPR says you cannot keep building materials there. I contacted him via email asking him about updates and that he needs to clean up his lot. He has not responded. At this point, if everybody agrees, a letter of violation notice will be sent via certified mail and letting him know we need some communication.
- We received an email from a new owner, lot 338. The original owner passed away and had stored a of stuff on his property. The new owner has purchased it and agreed to clean up which was part of the agreement to sale the land. The new owner is concerned on where to put a dumpster. She is

arriving August 24, they will have a dumpster for about 3 days, but they don't have a place to put it. Question to Mike and Amanda: The lot is on a corner; can we allow the owner to put a dumpster off the roadway for 3 days? Mike answered "I don't think there is any problems with that. I suggest to put a cone on either side with reflectors on it so it can be seen at nighttime".

- Stone wall: We contracted with Vermont Stoneworks, the quote was approved. The wall will be done before fall. The design is simply using the cement footers, removing the bricks, putting up the stone walls in the same format as the brick walls with flats stones on the top where we can plant. We had a second gentleman which agreed to do the work if Vermont Stoneworks does not show up. We have somebody in the background. We do not have a quote; he knows he is a backup.

- **Use and Design:** -Cindy

- We had a homeowner asking to put a primitive camp. He has filed paperwork with the town of Readsboro for a primitive camp. Alpenwald never allowed a primitive camp. He wanted to be transparent with what he was doing and gave his paperwork to the use and design committee. The Use and Design Committee had denied the building of the primitive camp. He was notified via email stating it was denied and why it was denied. We have not heard from him. We will send him a certified letter letting him know that we got his request, that he has filed with the town of Readsboro but we are not allowing it.

- **Legal:** -Cindy

- We have 1 pending legal case with a homeowner that has several lots, and he has stopped payment. He had an agreement; he chose to not obey by the agreement. This is moving forward and we will be taking him to court.

- The other legal case is that we are trying to help the towns by cleaning up the partial lots which also help us as far as getting these into the proper name. We are working with the towns to finalize this and move forwards.

- The town of Stamford notified us that they will be taking 1 lot to tax sales. We will get the formal notice by their lawyer. That account is in bankruptcy, so we do not have a basis to collect from them. It will be kept in the books until it goes to tax sales which we cannot collect, and we will write this account off. It was not a large sum. I believe it was under \$2000 but we will have to confirm that.

New Business:

- No new Business

Public Session:

-No questions

Adjournment: 10:50am

Respectively Submitted,

**Johanne Dalo
Secretary**