

## Alpenwald Village HOA Board Meeting Minutes

Zoom Conference Call  
November 14, 2020 10:00 - 12:00 PM

**Board members present:** Cindy Gonska, Ray Gray, Greg Hoagland, Linda Tannenbaum and Amanda Kurek

**Members present:** Carolyn Ulman

**Board members present:**

**Call to Order** at 10:05

**President's opening comments:** No comment

**Officer's Reports:**

- **Treasurer** - Kimber - Not present. Her report was submitted to the board and read by Cindy (also, see attached)
  - Good progress with collections. Cost for letters and lien fees can be charged to the homeowner. Defaults are not permitted, however, payment plans are offered.
    - Currently have 5 large delinquent accounts with the attorney. One is willing to settle.
    - Process: certified letter of demand from the board which may lead to full payment or a payment plan. If no response the attorney sends a letter or other action if no response.
  - Town lots: working with the attorney to terminate the 2003 agreement with the towns so AVI can bill HOA fees.
  - Delinquent landowners: want AVI to take the land back (we don't) or letting it go to tax sale. There is no incentive for the town to market the land if they are not paying the fee.
  - \$83,000 (14 accounts) has been identified as bad debt. They are old and usually involve bankruptcy or estates with no money. Liens are on the properties so if they are sold, AVI will be paid.
- **Secretary** - Linda  
Minutes from 8/8/20 read and approved.

**Public Session:** No comments

**Old Business**

**Committee Reports:**

- **Roads and Maintenance:** Committee met with Craig Barkus on 8/29/20  
Members present: Greg (chair), Ray, Amanda and Cindy (ex-officio). Plan to meet yearly.
  - Suzanne Dr:
    - Runoff: Craig corrected the issue during fall scraping.
    - Lot 433: The cul-de-sac access was opened after the homeowner removed items from AVI property.

- Driveway on Mattenberg: Homeowner complaint of damaged culvert requesting AVI to repair.
  - The committee and Craig agreed the culvert "floated" due to lack of use. AVI is not responsible for installations or repair of homeowner driveways. Craig agreed to work with the homeowner if he wished.
  - The homeowner was notified via email of the decision. He responded with a threat of a lawsuit. AVI is taking no further action.
- Roadway washout and drainage issues due to heavy rains.
  - Crowning of the roads has eroded over time. AVI has enough money in this year's budget to start building up with gravel in troubled areas.
  - The worst areas were repaired. More gravel in future years will be required.
- Calcium Chloride: Would help with the dust and wash boarding.
  - It is used on gravel roads in Whitingham. Craig will consult with their roads dept.
  - This option is currently not widely supported by AVI members.
- Sand: AVI owns 90% of the sand in the AVI shed.
  - Craig will submit sand purchase tickets to AVI to confirm the amount of sand billed and what is used.
  - Members who are plowed personally are not billed additionally for sand (not billed twice).
- Lebensdorf Lane: Member is concerned about property erosion as a result of snowplowing.
  - Currently the road and ditches in this area are not encroaching into anyone's property.
  - Craig is aware of this issue and noted that when there is a large snow accumulation there may be few plowing options.
- Mailbox shed drainage: Runoff is freezing in the shed. There are several suggestions that require further work. Sam Barkus and Mike Lefevre will meet to discuss available solutions.
- Grounds: Trash items in mailbox shed is an ongoing issue. Continue with signs.
- **Use and Design:** No new requests.
- **Legal:**
  - Lot 433 waste water permit:
    - Cindy has repeatedly tried to reach the people who handle revoking permits in the Town of Rutland without success.
    - The Board agreed to give it to the attorney so AVI can sell to the holder of the lot right-of-way.
  - Annual meeting date: By-laws state yearly in May. John Denley requested changing to the summer to allow more members to attend.
    - We can continue Zoom meetings after Covid to allow virtual attendance.
    - May is the beginning of the assessment period when AVI members can vote on the annual assessment before bills are sent.

- Changing the by-laws would require member agreement on a new date and possibly changing again in the future.
  - Motion by Cindy to leave the meeting as May and not change the by-laws. Second: Greg. The board voted unanimously to keep the annual meeting in May by not changing the by-laws.
- By-laws: Still in draft proposal with the lawyer for adding email as a method of communication. Cindy will notify the lawyer that change of date need not be included.
- **Website:** Cindy: In draft mode (still a redirect to the old website). New site will be up 12/1. Board will get a draft for review before it goes live.
- **Town lots:** See above.
- **Solar and Logging Policies:**
  - Already approved as written. They do not need to be filed with the town because the board has the right to invoke policies.
  - There are no repercussions if there is a violation. The board agreed to have Cindy ask the attorney for legal review and advice.
- **Barkus sand on Rt 100:** See above.

**New Business:** None

**Adjournment:** 10:35

Minutes read and approved:

|                         |                  |
|-------------------------|------------------|
| <u>Linda Tannenbaum</u> | <u>Secretary</u> |
| Print Name              | Title            |

|                                |                |
|--------------------------------|----------------|
| <u><i>Linda Tannenbaum</i></u> | <u>2/20/21</u> |
| Signed                         | Date           |