

Alpenwald Village HOA
Member and Board Meeting Minute

Zoom Conference Call
February 10, 2024, 10:00am-12:00pm

Board members present: Cindy Gonska, Amanda Kurek, Kimberly Grimm, Mike Cole, Eric Bruder,
Johanne Dalo

Members present: Mike and Carla Eigen

Call to Order at 10:03am

President's opening comments:

- Welcome

Officer's Reports:

- **Secretary -Johanne:**
 - Meeting on November 11th, 2023: Minutes were read and approved
- **Treasurer –Kim:**
 - Slightly lower collection than last year
 - Approximately \$2000 in interest from Edward Jones
 - Receivable: Few accounts are not accurate, getting details from Edward Jones and adjustments need to be made.
 - small number of accounts on payment plans

Old Business

Committee Reports:

- **Roads and Maintenance:** - Amanda
 - Barkus is doing an amazing job with the roads
 - Reaching out to Stamford Board of Selectmen regarding the culvert on Suzanne Drive.
 - Still do not have a person to shovel and sand the mail shed, however someone is doing it on their own.
 - Reached out to get quotes for the entrance, mowing, and maintenance.
 - We did get 2 comparable quotes for the entrance sign. Amanda motioned we contract Neathawk.

Approved by Board.

- Cindy stated that the money used for the sign and stone wall came directly from fees collected from past dues. No assessment fees were used for the project. Since 2019, approximately \$46,500 were collected from just interest fees.

- **Use and Design:** -Cindy
 - No new applications were received
- **Complaint:** -Cindy
 - More radio towers being put up on homeowner's property. There are no zoning laws prohibiting radio towers. There was no communication with the board before installation. The board will follow up.
 - Washout driveway on Heartwellville Drive

- **Legal:** -Cindy
 - 1 current homeowner was given until February 15th to pay. We haven't heard or received anything from him. He owns 6 parcels, and he has been delinquent for years. We will try to resolve with the judgment. If we have any issues collecting, we will move forward with foreclosure.
- **Violations:** -Cindy
 - 1 opened current violation. We gave the gentleman 60 days to remove the stuff he is storing off his property. We haven't heard from him and come spring; we will be removing the stuff off his property.

Updates:

- Stamford wind project: Norwich Technologies is not moving forward at this time with the project. Vermonters for a clean environment have been very helpful. The Board should be thinking about giving this non-profit organization a small donation.

New Business:

- Vendors' requests for contract bids will be posted on our website. Looking for lawn maintenance (mowing, removing weeds). If you know anyone, please share. They must be insured. The other vendor contract for renewal and bidding is road maintenance.

Corporate Structure:

- Alpenwald is a legal corporate entity, we are registered in the State of Vermont as a non-profit, governed by the Board of Directors. Our duties are to enforce the covenants imposed on over 400 parcels of land that make up Alpenwald Village and Noble Estate.
- Facebook Page: Someone created a Facebook page using the name Alpenwald Village without the consent of the board. The name of the Facebook page needs to change, it does not have to come down, it just needs a different name as it is not associated with the board. As a legal entity, we need to be careful about what is posted online.

Next Meeting:

- Next meeting is our Annual meeting so in preparation, all information to be presented at the annual meeting should be obtained and provided to all board members by April 15th.
- Including, draft budget, newsletter, anticipated changes in numbers
 - Deadline for invoices, no later than May 1st
 - Amanda, Kim, and Johanne terms are expiring.
 - Anyone wishing to run need to send a bio if they plan to run

Public Session:

Adjournment: 10:46am

Respectively Submitted,

**Johanne Dalo
Secretary**