

Alpenwald Village HOA
Annual Member and Board Meeting Minutes

Zoom Conference Call
August 13, 2022, 10:00am-12:00pm

Board members present: Cindy Gonska, Amanda Kurek, Jennifer Lefevre, Johanne Dalø
Members present: None

Call to Order at 10:02am

President's opening comments:

- Welcome

Officer's Reports:

- **Treasurer** – Cindy speaking on behalf of treasurer:
 - Quite a few accounts with old overdue balances continue to be collected. Current annual assessments are still being collected and any of those that have not paid are now considered late. Late fees are assessed and anything not collected as of this date will now be plus interest. Final statements are being mailed now.
 - We are staying on budget with all expenses of the Association.
 - Few outstanding balances at the end of current period, we are diligent in collecting them.
 - We had one very long outstanding account that was settled this week without going to legal. We collected in full the assessment, we are still working on collecting the interest. We are working with this member hoping to have that resolved without legal action. One of the few larger accounts that we had left outstanding.
 - As a reminder, we are willing to work with members who may have difficulty in making payment. We do have the hardship committee for anyone who wants to apply. Information regarding the circumstances or financial status of any member will remain private throughout this process.
- **Secretary** – Johanne:
05/14/2022 Board Minutes were read, approved and recorded.

Old Business

Committee Reports:

- **Roads and Maintenance:**
 - We continue ditch digging and continue to maintain Alpenwald roadways. Ditch digging looks good.
 - Colonnade starting to look good.
 - Happy to finally have a resolution with water issues on Lebensdorf/Mattenberg area.
- **Use and Design:**
 - One outstanding application, this has been sent to the Use and Design Committee and waiting for approval.
 - No one has yet requested a driveway permit. As a reminder, before starting any driveway work, an application needs to be submitted to Alpenwald for approval.
- **Legal:**
 - We had one outstanding legal case where we received payment this week.

- We will be moving forward with legal action against 1 long outstanding balance that we have made every attempt to collect and provide payment options to with little success.
- No other outstanding legal matter with members at this time.
- We do have one interesting matter that may require legal assistance. In 2008, a property was acquired by AVI that is located in both the town of Stamford and the town of Readsboro. The deed was not properly recorded with the town of Stamford at the time of this acquisition. Alpenwald does not have the original deed, however, we still have boxes to go through from the 2008 former president and we will continue to look for this. He was the one who signed off on this originally so if we have this document it will be there. We need to figure out how to formerly file that deed so title can be properly transferred as this has subsequently been sold and title needs to be accurately transferred.

New Business:

- **Appointment of New Board Member:**

- Following the last meeting, Linda Tannenbaum resigned from the board. She has worked on the board for the last six years, we appreciate her service and thank her for her time.
- We appointed Mike Cole to complete her term. Welcome Mike to our board. Mike has been a member of our community for several years.

- **Complaint:**

- We received a complaint of a rooster. We want to remind everybody that as per the Declaration of Protective Property Rights, there is no livestock and no poultry allowed in the community. We will address that accordingly with the homeowner.

- **Front Entrance:**

- We contacted 13 stone masons to do the replacement work on the 2 brick walls. Only one contacted us back with interest in the work, others declined the work for various reasons. Vermont Stonework gave us an estimate of approximately \$22,000, this includes both walls (same format) and the removal of the bricks. I am asking to move forward the discussion with Vermont Stonework.
- We have confirmed and received authorization from the DOT that this is not a right of way issue and we are able to move forward.
- This is the first step, the second step will be the sign after we know the footprint of the wall.

Public Session:

-No comments.

Adjournment: 10:19am

Name: Johanne Dalo

Title: Secretary

Approved as written and recorded as of this date.

Signature: _____

Date: _____