

Alpenwald Village HOA
Member and Board Meeting Minute

In Person and Zoom Conference Call
November 11, 2023, 10:00am-12:00pm

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

Members present: Tammy Elias, Liss Gramlin, Jedidiah Gramlin, Tom Grimm, Ken Hurlburt, Dave Galipeau, Joan Guilianelli, Carolyn Donohue, Konstantine Drakonakis

Call to Order at 10:03am

President's opening comments:

- Welcome

Officer's Reports:

- **Treasurer –Kim:**
 - Our annual assessment is approximately \$160,000
 - We are in a healthy position
 - Some outstanding fees, 35-40% not collected
 - Payables are up to date: that includes fall scraping and first payment to Barkus
 - We are looking into using a debt collection agency:
 - If debt is less than 1 year, the agency takes 30%
 - If debt is over a year, the agency takes 40%
 - If they go to litigation, the agency takes 50%
 - The agency is willing to look into our by-laws and the declaration, it states that we can collect all the fees associated with collecting.
 - We would like to move \$260,000 from Edwards Jones to First County Bank which is a high yield savings account.

- **Secretary -Johanne:**
 - Meeting on August 12th: Minutes were read and approved

Old Business

Committee Reports:

- **Roads and Maintenance:** - Amanda
 - Fall scraping has commenced
 - The stone wall was completed
 - Moving forward in removing the signs
 - Still looking for someone to sand and shovel the mailbox
 - The culverts replacement are on going
 - Looking for a new contract for mowing and taking care of the weeds on the colonnade

- **Use and Design:** -Cindy
 - No new application was received
- **Legal:** -Cindy
 - 1 case in litigation: going on for several years, the owner defaulted for several years and failed to follow-up on an agreement made. We are moving to foreclose.
 - Deeds transfer: It's a lengthy process with properties that are owned in both towns. Miscommunication between the towns of Stamford and Readsboro when filling the deeds.
- **Violations:** -Cindy
 - 1 letter was sent out, the homeowner refused the letter. As per the declaration of property, he has 60 days to remove the stuff off the property or we can remove it and charge him for it. He still has 30 days.
 - The guidewires for the antenna have been removed.

New Business:

- Addressing camping on lots.

Public Session:

- Presentation by 2 community members (Lisa and Jedidiah Gramlin) regarding the proposed Stamford main Renewables Project – Stamford wind turbine installation

Adjournment: 11:44am

Respectively Submitted,

**Johanne Dalo
Secretary**