

Alpenwald Village HOA
Annual Member and Board Meeting Minutes

Zoom Conference Call
May 14, 2022, 10:00am-12:00pm

Board members present: Cindy Gonska, Kim Grimm, Amanda Kurek, Linda Tannenbaum, Raymond Gray

Members present: Jennifer Lefevre, Chris Sullivan, Carolyn Donohue, Jonathan Howard, Eleanor Rae, Jay Flynn, Gale Ulrich, Johanne Dalo

Call to Order at 10:03am

President's opening comments:

- Welcome
- Spring cleanup has commenced on the roads after a brutal mud season, road conditions have improved.
- Instance where someone painted graffiti on the mailboxes. They have been cleaned off and mail carrier took pictures upon noticing it and has notified the Postmaster of the defacing of the property.

Officer's Reports:

- **Treasurer –Kim:**
 - Diligent efforts made by both towns to sell properties.
 - Increase of 5 to 8 homes over to past years totaling 90 homes.
 - Billed total of 227 accounts vs 213 last year.
 - This past year, we have collected \$68,000 from a series of delinquent accounts.
 - We have approximately 30 past due accounts. 7 of them are in a payment plan, 3 will be paid in full.
 - We are working with the attorney on the remaining delinquent accounts.
 - Any payment not made prior to July 1st will begin accruing interest 12%, stating in bylaws.
 - Not receiving an invoice is not a reason to not pay assessment, per the declaration.
 - If you cannot make your payments on time, you need to contact us. We have a hardship committee. Prior agreement with the committee with is revisit annually.
- **Secretary –Linda:**
 - 02/12/2022 Board Minutes read and approved

Old Business

Committee Reports:

- **Roads and Maintenance:**
 - Barkus: Started with gravel, working on drainage and culverts
 - Budgeting for additional money for gravel.
 - Getting quotes from 2 different sign companies for redoing the signs and brick wall at the entrance.
 - Environmentally friendly treatment for the weeds is use in the center of the island.
 - We are implementing a driveway permit application. The application will be reviewed by our committee and someone from Barkus for slop and drainage.
- **Use and Design:**
 - No application outstanding.

- **Legal:**
 - One was in litigation, we did receive a summary judgement, and it was awarded to us. We were also awarded legal fees.
 - One or possibly two accounts are going to court due to past due fees.
- **Resale Process:**
 - All members upon selling their property need to contact Alpenwald Village gmail account and request a resale certificate. Usually, the attorney does the request. The buyer receives a copy of the declaration, the bylaws, budget, and P and L. The buyers acknowledged that they have read and understand that this is an HOA with restriction and financial obligations.
 - No fees need to be paid if account is in good standing prior to transferring.

New Business:

- **Annual Budget:** Everyone received the proposed budget in the newsletter.
 - Decreased in amount of finance charges, old accounts have been cleaned up.
 - Increased in amount for grounds maintenance, proposing we use interest collected and clean the entrance way, the signs need to be replaced as well as the bricks.
 - Increased in roads maintenance.
- **Annual Assessment:**
 - Annual assessment has not increased in at least 10 years.
 - Reminder fees are per lot, not per property. \$350 per lot.
- **Maintenance:**
 - Any money put into the brick wall and signs at the entrance are solely coming from the interest collected on past due things. None of the HOA assessment fees are being used for that purpose. The money that the HOA fees generate is being used on the roads and repairs. We are very conscious of where the money is spent. The thought is to remove the bricks and put stones to tie into the mailbox. We want your opinion. The other option is to take the brick down and put nothing. Point out that there is conduit for electrical; everything will be exposed without anything there.
- **Vendor Contracts:**
 - 2 vendor contracts went out to bid. Scope of work and invitation to bid can be found on the website every year.
 - Amanda reached out to 3 vendors for lawn maintenance and colonnade maintenance. She received call from 2. Contract is awarded to the one that will be using environmentally friendly treatment.
- **Board Elections:**
 - Greg Hoagland has decided not to run again this year. Johanne Dalo is running for a position. Jennifer Lefevre is looking to join the board. Jessie Lane is not going to continue his term, Jennifer has stepped up to fill that spot for the remainder of this term.
 - No board elections, filling vacant spots. Johanne Dalo and Jennifer Lefevre elected to the Board.
- **Public Session:**
 - Jay Flynn: construction has been approved by the board, no mention of separate permit for the driveway. Not sure when that came to effect, was I grandfathered?
Response: We just implemented the driveway permit; you were approved prior. Would request that you read that permit because you have not started your driveway.

Member Vote:

- **Budget:** Seconded and approved
- **Board Seat:** One vacancy taken by Johanne Dalo and one that's being filled for the remainder of the term by Jennifer Lefevre.
- **Meeting Dates:** 8/13/22, 11/12/22, 02/11/2023, 05/13/2023.

Adjournment: 10:42am

<u>Johanne Dalo</u>	<u>Secretary</u>
Name	Title

DRAFT