

Alpenwald Village HOA
Member and Board Meeting Minutes
In person and Zoom Conference Call
November 9, 2024, 10:00 am-12:00 pm

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

Members present: Tom Grimm, Tom Gonska, Jay Dalo, Carolyn Ulman, Joan Guilianelli, Carla Eigen, A. Pitrone

Call to Order at 10:04 am

President's opening: - Cindy
- Welcome.

Officer's Reports:

- **Financial:** -Eric
 - Receivable: A lot of work was done.
Working on reconciling 6-7 accounts that have not been reconciled in the past.
Tracking receivable accounts on a spreadsheet.
The goal is to have Quick Books and spreadsheets in alignment.
 - Over 35 delinquent notices were sent out. We did get a handful back.
 - Any accounts 1 year plus overdue will receive SOA.
 - Any accounts less than a year overdue receives regular notice.
 - Edward Jones: Main bank accounts (2 accounts)
 - 2 accounts: operational account (business checking) has \$280,000.
 - Advisory account (mutual fund, ETF, etc.) has \$29,000.
 - 75% fixed income
 - 25% equity
 - Motion: \$100,000 to be moved out of the operational account to the advisory account. Motion seconded. Motion approved.

Cindy: The assessment fees will be raised. We are working at a deficit. The fees were not raised since 2008.

The information needs to go out to the members well in advance.

Question by member: Who decides on raising the HOA fees?

Answer: The Board. It will be based on the finances. We are not ready to come up with a number. It will be based on the cash spent and what we take in every year.

- **Secretary:** - Johanne
 - Minutes were read and approved

Old Business:

Committee Reports:

- **Roads and Maintenance:** - Amanda
 - Fall scraping is completed
 - The pipe to exchange the culvert at the bottom of the colonnade will be done in the next couple of weeks.
 - Sign update: The signs are almost completed. The posts have been installed. Hoping for the installation of the new signs in the next week or two. We will be working on the electricity.
- **Use and Design:** - Cindy
 - 1 application for garage which was approved.
 - received a request for a driveway permit which is in process.

Questions: Not sure who is on the use and design committee, cannot find the results in the minutes.

Answer: All votes were received by texts, emails, or in person. This is a documentation issue. It will be put on the agenda for the next meeting.

- **Legal:** - Cindy
 - We went forward with the foreclosure on a house. It will be unlikely that we will collect any money because the person owes money to parties that trumps us.

New Business:

Kim: - Still have minutes missing on the website.

- Find a better way for members to pay their dues.
- Propose to create a committee to look at violations. We need to establish processes.
- Sending notices to members for meetings. Mass email addresses.

Jen and Eric: - It would be nice to clean up the recreation area (where we had our picnic) and create maybe a pickleball court, basketball court.

Cindy: Hesitant to spend money when we are raising the assessment fees.

- Communication by mass email or text.

Cindy: Members need to up-in, and bcc can be used.

- Jen offered to help with the website.

Cindy: Someone has already offered.

Member Public Session:

- Should we create a violation committee? This concerns our community.
Trailer on the road, dumping supplies. If you have something specific, let us know.
We need to come up with bare minimum expectations, have a process in place. We need to look at our by-laws and property rights, some items are very clear, such as construction materials.
- All agree, take away for the board to act on.

Adjournment: 11:36 am

Respectively Submitted,

**Johanne Dalo
Secretary**