

Alpenwald Village HOA
Member and Board Meeting Minutes
In person and Zoom Conference Call
February 8, 2025, 10:00 am-12:00 pm

Board members present: Cindy Gonska, Kimberly Grimm, Eric Bruder, Amanda Kurek,

Johanne Dalo, Jennifer Lefevre, Lisa Gramlin, Mike Eigen

Members present: Tom Grimm, Tom Grimm Jr, Tom Gonska, Jay Dalo, Carolyn Ulman, Jed Gramlin, Carla Eigen, Mike Lefevre, James Schult

Call to Order at 10:03 am

President's opening: - Cindy
- Welcome.

Officer's Reports:

- **Financial:** -Eric
 - Made progress collecting past dues.
 - All accounts have been reconciled.
 - All members have been invoiced or reminders have been sent.
 - Converting to compounding interest starting next year.
 - Moved \$100,000 to a longer-term account.
 - Working on next year's budget: Any information will need to be submitted before the March meeting and will be approved at the March meeting.
 - Working on capital reserve: Formulate a number, will be discussed and voted on.

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

Old Business:

Committee Reports:

- **Roads and Maintenance:** - Amanda and Mike
 - New signs project is completed. Looking for a contractor to rewire the lighting.
 - The broken light was replaced at the mailbox shed.
 - Reminder: please do not park on the street, it's a hazard.
 - reaching out to contractors, in particular mowing. If anyone is interested, please forward your bid to the Alpenwald website.
 - Budget: We will have to replace some culverts this year.
 - Still have \$8275 in the budget this year. This will take us through the mud season.
 - Still have spring scraping.
 - \$11,300 left for sanding in the budget.
 - The budget for the roads is where it should be.

- Engineering Culverts: Nothing new to address. The engineering cost is \$36,000, this includes all permits, 3 designs. It will be added to the budget. This should not affect the assessment. We want to be proactive.

Question: From Mike L. Do you have a scope of work for the electrical for the people to bid?

- **Use and Design:** - Cindy
 - None
- **Legal:** - Cindy
 - The only outstanding item is the foreclosure mentioned before. It will be unlikely that we will collect any money.

New Business:

Mike C.: - Working to streamline the process for driveway permit.

Lisa: - Wrote a letter to the BCRC. Stamford is a prime wind spot. They change the buffer zone from 1 km to ½ km. I would like Alpenwald to send a letter.

Kim: - After researching several HOA violations policies, I created a rough draft to get a process for violations going. More discussion at the March meeting.

- Communication and text messages: Several products to use (Homeowner Associations use Time Square, Calling Post). Being able to reach out to our members.

Member Public Session:

Carla E.: - Shout out to the board, the signs look lovely.

Mike E.: - Shout out to Barkus, shout out to Eric for working on the budget.

He is on the Use and Design Committee, and he reviewed his qualifications to those who questioned them.

Kim answered: - The issue is that the vote was not formalized.

The vote was formalized: 5 yes, 3 no, and 2 abstain.

Adjournment: 11:10 am

Respectively Submitted,

Johanne Dalo
Secretary