

## Alpenwald Village HOA Board Meeting Minutes

Zoom Conference Call  
May 22, 2021 10:00 - 12:00 PM

**Board members present:** Cindy Gonska, Kim Grimm, Amanda Kurek and Linda Tannenbaum

**Members present:** Carolyn Ulman, Jennifer Lefevre, Anthony DeLorenzo and Chris Sullivan

**Call to Order** at 10:05

**President's opening comments:** Hopefully, the next meeting can be in person, however, we will continue with Zoom so everyone can join.

### **Officer's Reports:**

- **Treasurer - Kim:** Continued the collection of past due accounts. Bookkeeping change to in house and new attorney has worked well.
  - Balance Sheet: 5/1/20 to 4/30/21:
    - On 4/30/20 cash was \$76,045 with 104 open accts. Many will be written off after due diligence to collect this yr.
    - Cash this yr: \$167,000 with 65 open accts, 53% over prior yr.
    - In the past yr, AVI has collected 14 accts that had large outstanding balances totaling \$69,016.
      - 9 accts are on payment plans totaling \$1,000/mo. We are currently working with 3 that total \$32,000 and expect to collect in near future. Also, \$32,000 was collected from prior agreements.
      - This month \$7,000 is due and in July a \$22,000 payment is expected from a sale.
    - 14 property liens were released in the past yr. Any delinquent acct, as per the By-law Article 6, pg 7, D2, will be given 30 days, 7/2 to 7/31. If not paid or an arrangement is made, a lien will go out.
    - AVI pays the new attorney per hour, therefore, the fee for the \$22,000 was \$1,400.
      - Under the prior legal agreement, the fee would have been 33%.
      - In many cases, Cindy did the background research thus reducing the fee.
      - AVI can ask for attorney fees, per the by-laws, when an acct goes to court.
  - P & L:
    - Administrative fees: Quickbooks access fee (\$70/mo) was not a full yr.

- Member meeting: No in-person meetings at Readsboro Inn (\$800 savings)
- Maintenance: New service for mowing colonnade and mail shed shoveling was added.
- Roads: Any increase is extra work or sanding.
- Professional fees are \$10,000 lower because Cindy and Kim do the bookkeeping and fees to previous attorney for payment plans he set up (\$330 for every \$1,000 collected).
- Utilities: \$4600 lower due to dumpster removal.
- **Secretary** - Linda  
2/20/21 Board Minutes read and approved

## Old Business

### Committee Reports:

- **Roads and Maintenance:**
  - Lebensdorf Ln;
    - Greg spoke to Barkus to move the snow pile or truck the snow away. Tabled until the winter.
    - Corner of Mattenberg and Lebensdorf: Always water or ice present draining to the property below. Barkus is working on a quote to address the problem.
  - Mailbox shed drainage: Jesse Lane will be clearing the ice.
  - Lot 338: Complaints regarding materials on the property. The homeowner has hired someone to do cleanup.
  - Quote for calcium chloride on the colonnade and S curve to prevent washout and dust starts at \$4200. Barkus suggested a different and less costly gravel and scraping to get the same result, as well as, an additional scraping is being done on all roads this yr.
  - Needed ditch clearing is in the new budget.
  - Andrea Dr. sign: knocked down and missing. A new sign is on order.
- **Use and Design:** Reminder: Committee needs to review any new building or additions as per By-Laws.
- **Legal:**
  - Lot 433 waste water permit: Unable to resolve without legal assistance. Has been given to the attorney.
  - By-laws: Draft proposal to add email/phone in addition to first class mail to communicate with members. All members will be notified before the vote.
  - Solar and Logging Policy review: There were reviewed legally and are in full effect now, however, AVI is having the new attorney review them also.
  - Town agreements: The 2003 agreement to waive fees has been terminated with Readsboro. They are posting lots and some have sold. AVI can now bill the town for fees.
  - Driveway Permit: New to AVI although towns have them. Needed to make sure the driveways and the culverts are the proper size and at the correct slope (the same guidelines as the town). This is to prevent road washout that has happened at some older properties.

- Violation of the DPPR: Anyone in violation of the DPPR or By-Laws gets a letter/email/call from AVI. Every violation AVI is aware of is addressed among members.
  - An abandoned vehicle was removed and an unapproved shed will be removed.
  - There has been many complaints about a lived in camper on a property. The land owner has not responded to AVI. The attorney is moving forward with the next course of action..
- **Website:** New website is online. The intention is to have all information needed available. Members are welcome to make suggestions.
- **Logging Policy:** One application requested but not submitted. Policy is to prevent clearing lots to sell lumber. The DPPR specifies clearing only for a house, lawn or an outbuilding.
- **Sasquatch Trail:** update: Private owners closed the trail during the wet season to prevent damage by motorized vehicles. VAST trails do not open until Memorial Day weekend.

#### **New Business:**

- **Town of Readsboro:**
  - The town re-writing their By-Laws in regard to primitive camps (not requiring a waste water permit). Information is on their website.
  - AVI's DPPR supersedes Town of Readsboro By-Laws. To permit primitive camps in AVI the entire membership would need to vote to change the DPPR.
- **Annual Budget** Everyone received the Proposed Budget in the Newsletter.
  - Member Receivables: \$150,000 = 430 lots. Town lots not included because the agreement with them is still in process.
  - Long Term Receivable Collection: Outstanding receivables \$30,000 (current judgment or hardship agreements). Amount will likely increase.
  - Finance Charges: 12% interest charged per By-Laws on outstanding accounts (currently \$12,000). Can be reduced by applying for a Hardship. 2 cases are pending now.
  - Write down of Uncollectable Assessments: Accounts due to estate closings and bankruptcy filings that have proven uncollectable: \$15,000.
  - BOD/Member Meetings: \$1,000 for 5 meetings. Assuming AVI will resume in-person meetings at the Readsboro Inn.
  - Website Domain/Hosting: \$200. To maintain the new site.
  - Grounds
    - Mowing & brush removal \$2,120.
    - Mailbox sanding/shoveling: \$1,000.
    - Repair, Revitalize the Colonnade (brick & signage): \$4,000.
  - Road Maintenance: Barkus rates are the same. The increase is to use collected funds to improve the roads (See above: Roads & Maintenance). The Grounds Committee is working on a plan to prevent future damage.
  - Accounting: Cindy and Kim will continue to do the recording keeping and accounting.

- Legal fees:
  - Consulting for pertinent matters. (See Treasurer's Report above)
  - Collections: \$7,000. Remaining accounts will require the attorney's help.
  - Filing/Lien Fees: \$2,000 is reimbursable.
  - Postage & Delivery: \$550. (See above: Legal: By-Laws)
- Net Income: \$39,670. based on the proposed budget.
- Goals:
  - Continue to collect on past due accounts.
  - Look for ways to cost effectively improve the billing and payment process.
  - By next year, AVI can set aside a reserve for problems and decide what to do with the accounts and annual fees.
- **Annual Assessment:** Mailed May 1st. If not paid by July 30th, a lien will be placed on the property. The lien and release fee is charged even if paid on August 1st.
- **Vender Contracts:**
  - Roads & Maintenance: Barkus only bidder.
  - Mowing of colonnade & common area.
    - Previous contractor resigned before the end of the contract.
    - 3 bids: Yard Work by Dan, Lakeview Landscapes and a local gentleman who could not maintain insurance.
    - Yard Work by Dan did the needed spring cleanup and was 30% less. He was awarded a 1 yr contract.
    - Amanda Kurek is in charge of the grounds work and possibly organizing a grounds cleanup day.
    - Sue Denley and Mary Ellen Senegal will be doing the flowers again this year
- **Board Elections:**
  - Members up for election are: Cindy Gonska, Linda Tannenbaum, Ray Gray and Jesse Lane who filled a past vacancy.

### **Public Session:**

- Kim Grimm speaking as a member: Noted the collections effort, transparency and, process and procedures accomplished, directly effects all members and brings the Board to a new level. Low turnout for the meeting and community participation is disappointing.
- Chris Sullivan: Appreciated the work done the past yr.
- Cindy Gonska: Not many on Zoom but there is a volume of communication via email, phone and newsletter that wasn't there is the past.
- Jen Lefevre: Appreciated Board's work and is willing to help when possible.

