

**Alpenwald Village HOA Board Meeting  
Minutes**

Readsboro Inn  
September 14, 2019 10:00 - 12:00 PM

**Members present:** Cindy Gonska, Arklin Minor, Ray Gray, John Denley, Chris Sullivan, Greg Hoagland, Linda Tannenbaum and Kim Grimm (on conference call)

**Call to Order at 10:05**

**Officer's Reports:**

- Treasurer - Profit & Loss unchanged since 8/17 meeting. Continuing to receive payments.
- Secretary - Minutes read from 4/27 meeting. Kim requested a revision. This will be available for approval at the 12/14 meeting

**Public Session - No comment**

**Old Business**

**Maintenance Report:**

- Board vote was unanimous to sign 3 contracts with Barkus for spring and fall scraping and winter plowing and sanding. Cost unchanged from prior yr.
- Flailing discussed. Controversial but no alternative and helps drainage. Kim has asked Barkus for an estimate.
- Calcium Chloride and Lignosulfonate discussed for dust stabilization. Maintenance committee will continue research (see below).
- Heartwellville View Rd gravel and drainage issues: Cindy will follow-up with Barkus.
- Trail Update:
  - Greg Hoagland and Tom Grimm own an AVI lot that connects to a non-AVI owner's property to access VAST trails. They were going to donate the lot to AVI with restrictions, however, they did not reach an amicable agreement.
  - These owners have given all AVI members unrestricted access via ATV, snowmobile, hiking, mountain biking, etc.
  - The annual fee for this private lot is being waived as it provides an amenity to the community.

**Website:** paying \$200/yr for more options. Continued to 12/14 meeting.

**Reserve Account:** for emergencies like Hurricane Irene. Continued to 12/14 meeting.

**Dumpster:** Is in the 2020 approved budget. There hasn't been an issue for months. Contract to be reviewed in 2020.

**Town Lots:** Billing - Although there was a past verbal agreement to not bill, there is legal precedent for AVI to bill the towns. Kim will meet with the attorney to clarify and obtain advice on the ruling. The total for Readsboro is \$16,000/yr.

**Airbnb:** Legally, AVI cannot prohibit people from renting personal property so long as it remains for residential use as per the by-laws. Issue resolved.

**AVI agreement with future homeowners on Andrea Dr:**

- Barkus plows part of Noble Estates (NE) costing AVI \$900. The last 1/10th of a mile is not part of NE. There are 4 houses, 2 of which pay AVI (including board member Genevieve O'Neil).
- Plan: Cindy will consult with the attorney and meet with the people involved to work on a resolution.

**New Business**

**Standing Committee formation**

- Use and Design:
  - As stated in the by-laws: The committee shall exercise AVI rights and responsibilities pursuant to the DPPR.
  - The committee shall receive, review and act upon every request for permission to erect, alter, remove, improve or replace any dwelling or related structure on a lot within AVI.
  - Members appointed and unanimously approved: Mike Lefevre, Arklin Minor, John Denley, Greg Hoagland and Ray Gray.
- Roads and Maintenance: possible dust stabilization research
  - Working with Barkus, ensuring regular and episodic maintenance occurs.
  - Research on dust stabilization. CaCl, Lignosulfonate (Safe-Bind used in Norwich, VT) and highway millings mentioned. Frost is a problem with hard surfaces. It was agreed to try a method in a sample section first.
  - Members appointed and unanimously approved: Greg Hoagland, Ray Gray and Amanda Kureck.
  - Grounds: \$300 allotted for flowers etc. Current members: Sue Denley and Mary Ellen Senecal.
- Hardship: Current members: Gen O'Neil, Sue Denley and Kim Grimm
- Legal: Cindy Gonska, Kim Grimm

**Ad-Hoc Committee formation**

- By-laws Update:
  - A need to change the language for clarity and include electronic communication.
  - Cindy and Kim will work with the attorney who may have already started this process.
- Activities: There will be a website post asking members who are interested in community events to form this committee.

**Board Meetings**

- Quarterly on the 2nd Saturday, Readsboro Inn, 10-12: 12/14/2019, 3/14, 5/30 (Annual), 9/12/2020
- Annual Meeting date changed to May as per by-laws

**Adjournment:** 11:00

**Executive Session**

- Collection of past due accounts
- Changing accts, passwords to reflect new board
- Hardship Committee report
- Collection of documents from previous members

**Adjournment: 11:35**

Minutes read and approved:

LINDA TANNENBAUM  
Print Name

SECRETARY  
Title

Linda Tannenbaum  
Signed

12/14/19  
Date