

Alpenwald Village HOA Board Meeting Minutes

Zoom Conference Call
February 12, 2022 10:00 - 12:00 PM

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

Members present: Caroline Ulman and Jen Lefevre

Call to Order at 10:03

President's opening comments: none

Officer's Reports:

- **Treasurer - Kim:**
 - Balance Sheet: this Quarter: cash balance \$273,000 up 54% over prior yr due to improved collections.
 - Since last Quarter: 76 open accts. 22 accts cleared their balance, 19 are the current assessment yr. totaling \$10,300. Final notices have been sent. If not paid a lien will result.
 - 7 accts have payment plans totaling \$1,200/mo. 2 will be paid off in 2 mos.
 - 2 accts had interest in applying for hardship but did not follow through. 1 is paying with interest; the other is going to the attorney.
 - It is becoming clear which accts are collectible and which are not due to bankruptcy, closed estates or turned over to a town. Those will be written off soon.
 - P and L: Variances are due to payment timing compared to last yr.
- **Secretary - Linda**
11/13/21 Board Minutes read and approved

Old Business

Committee Reports:

- **Roads and Maintenance:**
 - Barkus:
 - Fall scraping done and able to continue flailing within budget into the spring.
 - Plowing and sanding ongoing and adequate.
 - New mailbox snow removal: Al Bachand.
 - Alpenwald entrance signs have been windblown and twisted. A temporary fix will happen in the spring, however, the signs are plywood, peeling and the brick is crumbling.
 - Colonnade is difficult to maintain due to the rock feature. Lawn maintenance care this year will include weed maintenance.
- **Use and Design:**
 - An application from Todd Gross is waiting on his timing.

- Notices of violation have been going out to members who AVI has gotten a complaint about or made aware of and there have been responses.
- Members need to come to the board before any construction as in the DPPR.
- **Legal:**
 - Lot 433 Waste Water Permit:
 - AVI attorney said it will be costly to remove.
 - Lot is owned by AVI on Suzanne Dr. with an easement to a member who wants to purchase the lot.
 - Further board discussion needed for resolution.
 - Bylaws and Solar policies still being reviewed by the attorney.
 - Town agreement with Readsboro has been rescinded.
 - They owned 44 lots and have recently sold about 30.
 - The town can now collect taxes and AVI can collect HOA fees from new owners. AVI will bill for town owned lots.
 - AVI has not rescinded the agreement with Stamford.
 - The town has been abiding by the original agreement and selling lots.
 - The town wants to give remaining lots back requiring AVI to pay taxes and the town doesn't want to pay the HOA fee.
 - The town is complying with Resale Certificates etc.
 - Plan: keep discussion open with the Selectmen to find an equitable agreement with both the towns.
 - Litigation:
 - One is pending trial on 2/25. Homeowner wants to settle before trial.
 - AVI may ask for summary judgment and dismiss the case prior to the 25th.
 - The member would need to abide by all the rules and complete his violation clean-up.
 - A Resale Certificate has been issued noting the outstanding fees and violations. If not done before a sale, the buyer becomes responsible.
 - AVI would be awarded legal fees, about \$3,000.
 - 2nd case will be served this week to a member who is long outstanding on HOA fees and hasn't abided by any payment agreements agreed to.
 - Cindy drafted a driveway permit to be posted on the website.
 - The new permit, based on the town permits, will ensure driveways are constructed to prevent washouts, a problem with older driveways.
 - The permit states the member is responsible for their own driveway, drainage and culvert.
 - If the contractors know there is a permit they will work with us.

New Business:

- Main entrance signs and colonnade need restoration (see Roads and Maintenance Report above).
 - Request quotes for new designs and replacement of signs before the annual meeting.
 - Request quotes for redoing the colonnade including rock removal.
- A member, who's wife was on the board, passed on 11 totes of AVI records including, in part, the original corporate documents and the plan and invoice for the current colonnade. Over time, Cindy will scan all documents and file them on the AVI drive.

Public Session: No discussion

Adjournment: 10:42

Minutes read and approved:

Linda Tannenbaum Secretary
Print Name Title

Signed Date

