

Alpenwald Village HOA Board Meeting Minutes

Zoom Conference Call
February 20, 2021 10:00 - 12:00 PM

Board members present: Cindy Gonska, Ray Gray, Greg Hoagland, Kim Grimm, Amanda Kurek and Jesse Lane

Members present: Carolyn Ulman, Tom Grimm, Tom Gonska, Bob and Jill Vitale and Jennifer Lefevre

Call to Order at 10:00

President's opening comments: Arklin Minor resigned from the board. Jesse Lane was appointed to complete his term.

Officer's Reports:

- **Treasurer - Kim:**
 - Balance Sheet: As of 1/31 AVI assets \$150,000+ compared to \$107,000+ last yr. Increase due to collection process.
 - P & L: to 1/31/21: payables up-to-date except Barkus sanding paid in Feb.
 - member accts: approx. 79 open, 14 paid in the last Q. 12 payment plans (2 in default and revising plan).
 - 64 liens filed (2 paid in last Q) 5 with attorney (73K). A settlement (longest, highest receivable) was negotiated by Cindy. The check (\$20K+) was just received by the attorney. Another is in process.
 - Bad debt: 14 were property is no longer owned. AVI will continue to pursue but, difficult to collect.
 - Collections last Q: \$10,500 from payment plans, delinquent and current assessment w/interest accts.
 - The new attorney is paid for his time and does not work on a contingent basis therefore AVI receives most of large payments.
 - Past due accounts pay 12% interest or apply for hardship. A written payment plan is voided on default and goes to the attorney with fees charged to the member.
 - Delinquent land only accts are told they need to pay the fee or sell. They are informed of active realtors in AVI.
 - Expenses: In-house bookkeeping is a big savings. Cindy has been helping Kim. Net income was \$40,000 over prior yr.
- **Secretary - Linda - Not present.** Minutes read by Cindy. Minutes from 11/14/20 approved.

Public Session: Bob Vitale: At corner of Lebensdorf and Mattenberg: Snow being plowed in a way that obstructs view and dangerous because kids are sliding into the road. A problem in the last 2 yrs. Greg Hoagland will speak to Craig Barkus.

Old Business

Committee Reports:

- **Roads and Maintenance:**
 - Mailbox drainage: Mike Lefevre and Sam Barkus met. No solution to avoiding the drainage so the plan is to maintain it.
 - Jesse Lane has agreed to be responsible for sand and shoveling.
 - The sand bucket was taken. Members do have access to sand off Rt. 100.
 - Lot 338: Cleanup will be completed in the spring.
- **Use and Design:** No new applications.
- **Legal:**
 - Legal charges are for collections work (see Treasurer Report).
 - Lot 433 waste permit and by-law draft to add email are both on hold.
 - Town owned lots. Legal notice has been sent to the Readsboro attorney (44 lots) to start a conversation to change the 2003 agreement. Stamford has under 20 lots.
- **Website:** new site is 95% done and will be live soon. The old website will function until then.
- **Solar and Logging Policies:** Attorney will review for possible changes and repercussions for people who don't abide by them.

New Business:

- Application requested for logging but not submitted.
- Board member Arklin Minor resigned for personal reasons. Jesse Lane was appointed to finish Arklin's term. Jesse is a Vermonter who has lived in Alpenwald for 9 yrs. He is a teacher at the Readsboro pre-school and a cook at the Inn. He and his wife, Alison, have 3 small children.
- Sasquatch Trail update: A reminder to respect people's property.
 - Part is privately owned by 2 AVI members which extends to property owned by a non-member who has granted access to AVI.
 - The above non-member notified AVI of damage to his driveway and fire pit the day after Thanksgiving. He did confront the person who did the damage and the situation was rectified.
 - No AVI money is used to maintain the trail. 5 families donated money for gravel and stone. 3 people donated time and equipment for a day.
 - Another person made a yeti and signs which someone shot at.
- **Annual Meeting in May**
 - Board Elections: Cindy, Linda, Jesse and Ray are up for re-election. Any AVI member in good standing can email alpenwaldvillageinc@gmail.com with bio and intention to run.
 - Spring Contracts for roads and mowing of the colonnade. Scope of work and the invitation to bid will be posted on the website for the month of March. Kim: Barkus has been fair with small increases over the yrs.
 - Vote on budget, board members, adding additional clean-up on the colonnade, brick wall repair and painting the signs to complement the new mail shed. Kim volunteered to do the painting.

Adjournment: 10:49

Minutes read and approved:

<u>Linda Tannenbaum</u>	<u>Secretary</u>
Print Name	Title

<u><i>Linda Tannenbaum</i></u>	<u>5/22/21</u>
Signed	Date