

Alpenwald Village HOA
Board Meeting Minutes

Zoom Conference Call
February 11, 2023, 10:00am-12:00pm

Board members present: Cindy Gonska, Amanda Kurek, Jennifer Lefevre, Kim Grimm, Mike Cole, Johanne Dalo
Members present: Dunken Honig, Eric Bruder

Call to Order at 10:02am

President's opening comments:

- Welcome

Officer's Reports:

- **Treasurer –Kim:**
 - We are \$54,000 over last year for the same time period
 - We have been advised by the town of Readsboro that 5 properties in Alpenwald will be up for tax sale.
 - Our receivable collection effort continues. Last quarter, we collected the largest and longest outstanding debt.
 - We have 7 pay plans, they are all current and continue to bring down that long outstanding debt.
 - There are approximately 34 delinquent accounts currently. These accounts have been delinquent in the past year or two. They are not on a pay plan. They all have received final notices. The next step would be to file claims. We are working on the process.
 - We are expecting the sanding bill to come a little less than expected, with the slower and warmer winter. We are up to date with Barkus contract. We have heard positive feedbacks regarding the condition of the roads and how please they are maintained. Members of the community are taking notice and seem to be happy with the way the money we spent to make the roads up to par.
- **Secretary -Johanne:**
 - Minutes were read and approved

Old Business

Committee Reports:

- **Roads and Maintenance:**
 - Reached out to Barkus for keeping up and taking care of our roads.
 - Reached out to our vendors for the spring contract. We were very happy last season with Lakeview, we'll be reaching out to them to see if they want to continue with us this season for the maintenance around the mail shed and the entrance to the promenade.
 - We are looking for someone to replace the AI, he shovels and puts sand at the mailbox shed.
- **Use and Design:**
 - We received 1 email regarding a new driveway, permit is on Oberhugel Road. That person's design had already been approved, he is starting the process.

- **Legal:**
 - We only have 1 outstanding legal case with a homeowner. This was mentioned in the last board meeting.
 - No new update.

New Business:

- **AVI Lots:**
 - We received an offer for 2 lots that are owned by Alpenwald, lot 124 and 125. We do think they are available to be sold if the board thinks it is appropriate at this time. Duncan is making an offer.
 - The board was asked if anyone had an issue selling the Alpenwald lots. Unanimous decision, no one has any problem selling the lots. Next question is what are we willing to sell them for? They should not go less than market value, we do have a fiduciary responsibility for the members of the association. We also have members of the association who have stated that we should own more lots, just to keep green spaces.
 - Next step to reach out to Duncan about his offer. We should discuss further and reach back out to him.

Public Session:

- Duncan Honig: Introduced himself, He bought lot 123 on Bergrucken with a dream of building an A frame. The lot only has 92 feet of frontage road, it's long and narrow. The two lots adjoining, 124-125 are owned by Alpenwald. The adjoining lots would add to my lot. I have made an offer for the assess value as a starting point. Open to negotiating.

Adjournment: 10:20am

Respectively Submitted,

**Johanne Dalo
Secretary**