

Alpenwald Annual Meeting July 14, 2018 Readsboro Inn

Board members in attendance:

Ed Senecal  
James Brown  
Chris Sullivan  
John Denley  
Kimberly Grimm  
Genevieve O'Neill  
Diane Rivara  
Anne Zepernick  
Roxanne Williams

Meeting began at 10:05 a.m. with President Ed Senecal distributing agenda and announcing future meetings. Ed asked that all member questions wait until the end of meeting for the question and answer session.

Presidential address: Ed details changes in the past year including the separation of booking and treasurer positions. Kimberly Grimm is now the treasurer while the bookkeeper is an outsider. Improvements were made to the road including adding gravel. More improvements will be made in the future if the funds are available.

Need for a Road Association Agreement for future homeowners on Andrea Drive since Alpenwald, Inc. maintains the roads.

Board changes: Greg Hoagland will replace Roxanne Williams

Delinquent accounts: Fight continues to get all residents to pay their annual dues. Delinquent accounts are sent to the lawyer.

ATVs are not allowed on Dutch Hill.

Treasurer Kimberly Grimm gave financial summary. Outline is available online. Bank change, automated payment plan, resell certificate needed, new bookkeeper, interest rates, financial situation verses past years.

Margaret, member who arrived late, asked question before q&a session about payment of dues on more than one lot. Member was advised to look to the bylaws and Act 27A. Another member asked why the interest rate was so high at 12%. State law. Alpenwald is not a bank. Dues must be paid on time.

Vice President James Brown provided details on new mailbox hut which will be completed soon. Bids were received and job went to an Alpenwald community member. New hut is ADA compliant, contains a new bank of mailboxes, and a bench for children waiting on the bus stop. Margaret made complaint about ice surrounding the old mail hut. Craig Barkus spoke to the problem which should be eased with new mail hut. Brown continued by asking member to contact him if they have a suggestion for a change

or improvement to our community.

**Board is currently working on a dumpster for** community members only. Would be on a trial basis as area needs to be kept clean. Work in progress as of now.

Members were advised to never leave trash outside and bring in bird feeders as a bear has been sighted in Alpenwald multiple times and was recently chased off by dogs in conjunction with the state. This process will be repeated. Hope is for the bear to leave so he will not be killed. This is why it is imperative to be vigilant in not providing bears a food source. Their lives depend on it. Margaret asked why a sign was not posted about the bear. Food should never be left out in bear territory. Ed agreed to place a notice inside the mail hut once it is completed.

Vice President John Denley discussed the implementation of certificate of sale so Alpenwald is notified of potential sales of property. Purpose is to identify and contact buyer so buyer is aware of Alpenwald dues. **Future vote on how much notice is required.**

Room was opened to questions. Introduce yourself and ask questions of the board.

Michelle asked if For Sale signs are allowed on property. Board won't object. Asked if boats and campers are allowed. As long as no one objects (keep out of sight of neighbors).

Ron asked about community gravel. Available on Barkus property.

Ron asked about AirBnB concerns. Board will look into this and talk to attorney.

Ron inquired about a camera at the mailbox hut to stop the dumping of garbage and unwanted items. Board is looking into the best option.

Margaret asked that a sign be placed in the hut regarding the dumping of unwanted items. Ed agreed to do so.

Robin asked if a recycle bin will be included with the dumpster. No—recyclables are **not** to be placed in the dumpster. Recyclables are to be taken to the dump where they accepted without a fee. Large items are not to be placed in the dumpster. The dumpster will be short-lived if this becomes a problem.

Michelle asked for clarification on financials which was provided. Michelle asked if we have competitively bid on road maintenance. Board members explained that yes this has been done, Barkus offers a fair price and excellent service. Important to have a local company since it often snows in Alpenwald when it is not snowing in towns such as Clarksburg or Bennington. Board members and community members sang the praises of Barkus. Craig Barkus thanked members for the business and asked that we let him know if there are any problems.

Ken asked if chickens were allowed. Check bylaws for livestock/poultry. Could be issue if complaints are received. Talk to your neighbors.

Unnamed member asked if the towns pay dues on property they own. No.

Unnamed member asked about snowmobiles on the road. Ed asked that snowmobilers follow the rules and obey the law: Obey speed limits, turn lights on, drive responsibly, register vehicle, and no children. Snowmobile trailer parking is available on Valley View to members living on Heartwellville View Rd and Andrea Drive. Ed explained that the access to VAST on Alpenwald property is private—no public access. A member inquired about liability—there is none per VT law.

Michelle asked what the goal was for the next year. Response: 100% compliance in the payment of dues. If everyone pays, dues can be lowered. Those who pay are paying for those who do not pay.

Board elections:

Ed was reelected as president

John was reelected as vice president

Kim was elected as treasurer

Anne was reelected as secretary

Greg was elected as alternate board member

Motion to adjourn at 11:53 a.m.