

**Alpenwald Village HOA Board Meeting  
Conference Call  
Public meeting postponed due to COVID-19 threat  
March 14, 2020**

**Members on call:** Cindy Gonska, Arklin Minor, Ray Gray, John Denley, Chris Sullivan, Linda Tannenbaum and Kim Grimm

**Call to Order** at 10:03

**Old Business**

**Treasurer:**

- AVI bank account is \$115,000. Adequate.
- Crystal, the bookkeeper, runs other businesses making her availability marginal for AVI.
- Edward Jones processes receivables and pays most bills. Work needs to be done to clarify uncollectable accounts and remove them from receivables. (\$166,000.)
- Kim proposed that AVI can do this work with our present volunteer group and let Crystal go. Once the AVI ledger is corrected another bookkeeper could be hired.
- Board voted unanimously to let Crystal go, effective 4/1, and do work in house for now.
- May 1st billing will be done in house including PayPal setup.
- The new attorney (see below) advised that AVI can bill the towns (\$15,000).

**Legal:**

- Brien Marthage, who specializes in family law, has been helpful in the past. Currently, he has not been available to meet AVI needs. As a result Andrea Dr is still unresolved and many uncollectable accounts (40 lots) haven't been processed.
- Cindy found another law office, Sandy Shriver and Andrew Marchev in Brattleboro. Their specialty is real estate and handle other HOAs. There is a 24h response, fees are within the norm based on time.
- Board voted unanimously to change attorneys.

**Lot 433, Suzanne Dr.**

- AVI owns and pays the taxes. It has a waste water permit from 1974 that may not be removed.
- An offer has been made by an adjacent owner to add a driveway. He would not be able to sell or build, but still would pay the HOA fee.
- Board voted to counter offer.

**Adjournment:** 10:53