

Alpenwald Village HOA Annual Meeting Minutes

Zoom Conference Call
May 30, 2020 10:00 - 12:00 PM

Board members present: Cindy Gonska, Arklin Minor, Ray Gray, John Denley, Chris Sullivan, Greg Hoagland, Linda Tannenbaum and Kimber Grimm

Members present: Michelle Killum, Tammy Elias and Carolyn Ulman

Call to Order at 10:05

Officer's Reports:

- **Treasurer - Kimber**
 - \$115,000 balance, a \$10,000 increase over last yr.
 - Bookkeeping now done in-house saving \$6,000+ in accounting fees.
 - Readsboro and Stamford have been billed \$21,000 in fees for the first time based on guidance from the new attorney. No response yet.
 - Payment has increased on delinquent accounts through payment plans and demand letters. The 3 biggest accounts are now paying without legal assistance.
 - Previously, delinquent accounts were not investigated and legal follow-up of liens was not complete. Accounts are now being thoroughly evaluated and going to a new attorney, if necessary, or written off if uncollectable.
 - Receivables and accounts billed are up as a result of due diligence of all accounts. Going forward, an account will not be allowed to get past 90 days without receiving a letter which could lead to a lien and foreclosure if unpaid.
 - No foreclosures right now. There are 20 court judgments and the top 20 owe \$200,000. They will go to the attorney after 6/15 if not acted on.
 - There are 96 accounts with past due balances, 64 were billed this yr, 15 top delinquent accounts are over \$70,000 and payment plans are in place for \$51,000+. We are talking to people for another \$42,000.
 - Outstanding bills are charged 12% interest as stated in the By-Laws. There are 20+ who have an agreement that does not include interest through the Hardship Committee.
 - Setting up long-term receivables and reserve for bad debt.
 - Board approved unanimously an \$8,000 write-off of uncollectable assessments due to estate closings and bankruptcy filings.
 - Expenses: Mostly unchanged. There was an increase in gravel repairs. Legal fees will depend on delinquent accounts being paid.
 - Goal to automate banking from People's Bank to Quickbooks and payments going to PayPal.
- **Secretary - Linda**

Minutes from 12/14/19 and 3/14/20 read and approved.

Old Business

Committee Reports:

- **Roads and Maintenance**
 - Flailing is a necessity, however, people don't like the way it looks. It would be too costly to do it differently.
 - Lebensdorf Ln complaint re: plowing will be followed-up by Ray in the fall/winter.
 - Drainage/gravel issue at the bottom of Heartwellville View Rd resolved by homeowner, Barkus and Ray.
 - Grounds: trash/items for reuse in mail building ongoing problem. Signs don't seem to help.
 - Dumpster overflow: Kim will check on other options. There is a one bag rule. Members could hold trash if dumpster is full.
- **Use and Design:** 2 people want approval but haven't submitted a plan.
- **Legal:**
 - Previous attorney, Brian Marthage, seemed to not have the time for AVI. New attorney is Sandy Shriver and Andrew Marchev in Brattleboro.
 - Suzanne Dr, Lot 433: right-of-way easement on AVI lot in contract and HOA fee will be paid. Resolved.
 - The attorney is looking into removing the waste water permit attached to lot 433 from 1974.
 - Andrea Dr: 4 landowners owe HOA fee as stated in their deed. Resolved.
 - By - Laws: Need to change communication to include an email/text option with 1st class mail. Still in draft form due to attorney illness.
 - All members will be able to review the change before voting.
 - Any By-law change must be voted on by the community at the annual meeting.
- **Website:**
 - AVI has acquired the domain name alpenwaldvillage.com from Frank Hall at TIP Development. In exchange the AVI website will list his company under professional services (no endorsement or recommendation). AVI members can list lots for sale on his website.
 - Activities can be posted on the website. Email alpenwaldvillageinc@gmail.com

Reserve Account: \$30,000. has been set aside for emergencies.

Town lots: AVI is billing for HOA fee equaling \$21,000+ (See above).

Solar and Logging Policies: Written by the former board with no record of approval in the minutes or of filing in the towns. This Board unanimously approved and will sign them. Cindy to file with towns.

New Business

- **Annual Budget:** (See discussion above and Proposed 2020-2021 Budget)
 - Any write-off will be presented to the board for approval.

- Information is updated at every quarterly meeting and posted on the website.
- Based on prior year experience there is extra gravel money for trouble areas.
- \$22,000+ net income. As a non-profit, the goal is to have a receivable number (fees paid) that can be depended upon. Then AVI can address fee complaints and make adjustments.
- The budget allows for new expenditure during the year if necessary.
- Members voted and approved the 2020-2021 Budget.
- **Vender Contracts:** discussed and approved by board.
 - Road maintenance: It was put out to bid and will be ongoing. Barkus was the only bid. Same rates as last yr.
 - Arklin Minor: Mowing common areas. Has insurance to cover AVI and was the only bid.
 - Sue Denley and Mary Ellen Senecal volunteer to plant flowers at main entrance & mailbox area. Plantings money is in the budget.
- **Introduction of board nominee:** Amanda Kurek (see bio in 5/1/20 newsletter) Chris Sullivan and John Denley are not running for re-election.
- **Meeting Dates 2020-2021:** 8/8, 11/14/20, 2/20, 5/22 Annual Meeting, 8/14, 11/13/21.

Public Session:

Michelle Killum:

- Requested flower plantings in the Heartwellville View Rd area.
 - There are other AVI roads that are separate from the main entrance.
 - Unclear if there is AVI land at these entrances to do this.
 - A member committee can form or be appointed by the AVI President to research if there are available common areas.
 - Issue tabled for now.
- Gravel and road debris from plowing is on Michelle's property and causing drainage issues at the top of Heartwellville View Rd.
 - Any issue should be brought to the board through alpenwaldvillageinc@gmail.com so it is documented and forwarded to the appropriate committee.
 - It will be logged into a complaints log to insure all issues are addressed and resolved.
 - Any issue with an AVI vendor, such as Barkus, should be dealt with by a board committee unless it is a private contract between Barkus and the member.
- Solar and Logging policies: Do residents vote on them?
 - The board has the authority to make policies for the organization.
 - All board meetings are public meetings. Agendas are posted on the website and mailbox shed. Meeting dates are set so people can attend.
 - Solar and Logging were passed by the board in 2016 without documentation. These policies have not changed. Today's board vote was to make them official.

- Policies are not posted until they are passed.
- Members can come to meetings for discussion and feedback or email the board on a policy before it is voted on.
- Agendas are set with prior unresolved issues. There is always a public session.
- Michelle requested that proposed policies to be brought up at meetings be available for review before the meeting on the website.
- Michelle requested that going forward the number of residents in arrears and delinquent dollars be indicated in the minutes to track progress.

Member vote:

- **2020 - 2021 Budget** : Approved
- **Board**: Amanda Kurek was approved as a board director. John and Chris were thanked for their service.
- **Dates**: Approved

Adjournment: 12:11

Election of Board Officers 2020 - 2021 by the Board

President: Cindy Gonska

Vice-President: Greg Hoagland

Secretary: Linda Tannenbaum

Treasury: Kimber Grimm

Committees: Community members are encouraged to volunteer for committees.

Roads and Maintenance: Ray Gray, Greg Hoagland, Amanda Kurek

Use and Design: Mike Lefevre, Greg Hoagland, Arklin Minor

Legal: Cindy Gonska, Kimber Grimm

Website: Cindy Gonska

Hardship: Kimber Grimm, Sophie Hoagland, Carolyn Ulman, Amanda Kurek

Board contact for members: alpenwaldvillageinc@gmail.com or 802 440 0506


Minutes read and approved:

Linda Tannenbaum

Secretary

Print Name

Title


Signed

8/8/2020

Date