

Alpenwald Village HOA
Member and Board Meeting Minutes
In Person and Zoom Conference Call
August 10, 2024, 10:00 am-12:00 pm

Board members present: Cindy Gonska, Amanda Kurek, Kimberly Grimm, Eric Bruder, Mike Cole,
Johanne Dalo, Jennifer Lefevre, Lisa Gramlin

Members present: Joan Guilianelli, Seraht and Tom Byrne, K. Hurlburt, Carolyn Donohue-Ulman, Duncan Honig,
Bob Ulman, John D'Antonio, M. Flynn, J. Gramlin, Denise Bruder, Susan Lanser, Tom Gonska,
John and Laura Gilmartin, Mike Lefevre, Konstantine Drakonakis

Call to Order at 10:07 am

President's opening: - Cindy

- Welcome.
- Thank you to the BBQ Committee for putting this event together. Jen Lefevre, Denise Bruder, Amanda Kurek, and Mike Cole.
- Mailbox Shed: A lot of flyers are left in the mailbox. Please take your name of the list if you don't want them. Please keep the mailbox shed clean.

Officer's Reports:

● **Financial:** -Eric

- Still going through the process of reconciling the books and every account.
- Recording the assessment collection since May. A few still need to be collected.
- We will have to discuss raising the assessment fees. The assessment does not cover the expenses we have. The assessment fees have not been raised since 2008.

● **Secretary:** - Johanne

- Minutes were read and approved

Old Business:

Committee Reports:

● **Roads and Maintenance:** - Amanda and Mike

- New drain was installed to fix the constant water issues
- Replaced culvert at 2 locations.
- 2 more culverts will be replaced before the end of the season.
- Gravel has been put down at various locations.
- Suzanne Drive: Mike went to the town of Stamford asking to replace the 2-foot culvert with a 3-foot culvert. The superintendent called the state to do a hydraulic study, The stream bed will have to be fixed. We do not know how much it would cost Alpenwald. More to come.
- Three large culverts need to be replaced on Valley view. We did get a quote from Trout Unlimited, \$36,000 for a ready-built plan and permits for three stream crossing.
Mike Lefevre asked to get a second quote.

- **Entrance Sign:** -Amanda
 - Voting ended. Option one was chosen.

- **Use and Design:** -Cindy
 - No new application
 - 1 shed to be considered, was approved

- **Legal:** - Cindy
 - 1 case in litigation, delinquent assessment fees. We were granted summary judgment for \$45,000. The owner owns a house and several lots. The next step is to foreclose on the house. A motion was made to move forward with the foreclosure. Unanimously voted yes.

New Business:

No new business

Member Public Session:

No questions

Adjournment: 10:33 am

Respectively Submitted,

**Johanne Dalo
Secretary**