

## Alpenwald Village HOA Board Meeting Minutes

Zoom Conference Call  
August 14, 2021 10:00 - 12:00 PM

**Board members present:** Cindy Gonska, Kim Grimm, Amanda Kurek, Ray Gray and Linda Tannenbaum

**Members present:** Caroline Ulman

**Call to Order** at 10:02

**President's opening comments:** Not a lot to go over today.

### Officer's Reports:

- **Treasurer - Kim:**
  - Balance sheet as of 7/31: \$256,862. on hand. A 68.5% increase over last yr. mostly due to collections. Payment for recent road work will be soon.
  - In process to bill towns. Readsboro is making an effort to sell their lots. (about 16 sold)
  - 134 accounts carrying balances (60 are current fees). There will be follow-up with reminders and liens on those properties.
    - 38 are serious delinquencies. Some are uncollectible.
    - There are 8 payment plans; about \$1,000/mo. 2 made partial pmts/ will follow-up.
    - This Q: 8 delinquent accounts were collected totally \$47,000. Liens have been working.
    - 3 delinquent members bought another lot through the town. Kim spoke to the town attorney to follow the AVI resale certificate process.
  - Expenses: Road repair invoice due this month. Otherwise, within budget.
- **Secretary - Linda**  
5/22/21 Board Minutes read and approved

### Old Business

#### Committee Reports:

- **Roads and Maintenance:** Amanda
  - Lebensdorf Ln/Mattenberg Drainage is being discussed.
  - Ditch digging, new gravel and light scraping to correct washouts done by Barkus. Will do a fall scraping also.
  - Lot 338: on-going clean-up issue. Owner is working with AVI.
  - Continued road maintenance on Valley View. Amanda is working with Barkus.
- **Use and Design:** A few approvals lately. A lot of property turnover. DPPR is in full effect. Many emails questioning what can be done.

- **Legal:**
  - Lot 433 waste water permit: Owned by AVI. Needs to be resolved so it may be turned over to the member who has an easement there. AVI attorney has spoken with John Dupre from Trinity Engineering. They are busy perking lots, but will be available in the fall for consultation.
  - By-laws: Draft proposal to allow alternate communication with members still in process.
  - Solar and Logging Policy: In effect. Will be reviewed again by the new attorney
  - Town agreement with Readsboro has been dissolved. A second agreement is planned that will benefit all. Town of Stamford has fewer lots. AVI will negotiate with them once the Readsboro agreement is settled.
  - There is a pending litigation. Court date is 9/13.
- Website is where everyone should be getting their information. Send suggestions to Cindy.

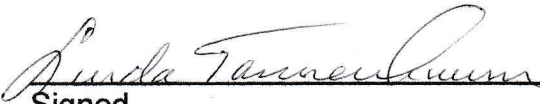
**New Business:** None

**Public Session:** No members present

**Adjournment:** 10:32

Minutes read and approved:

<u>Linda Tannenbaum</u>	<u>Secretary</u>
Print Name	Title

<u></u>	<u>11/13/21</u>
Signed	Date