

Alpenwald Village HOA
Annual Member and Board Meeting Minutes
In Person and Zoom Conference Call
May 18, 2024, 10:00am-12:00pm

Board members present: Cindy Gonska, Amanda Kurek, Eric Bruder, Jennifer Lefevre, Mike Cole, Kim Grimm

Members present: Joan Guilianelli, Mike McCutcheon, Raymond Gray, Ken Hurlburt, Jan Rancatti, Denise Bruder, Jay Dalo, Lisa Gramlin, Jedidiah Gramlin, Tom Gonska, Carla Eigen, James Sowden.

Call to Order at 10:03am

President's opening comments:

- Welcome

Minutes -Cindy

- Meeting on February 10th, 2024: Minutes were read and approved

Old Business

Committee Reports:

- **Roads and Maintenance:** - Mike
 - Nothing to report
- **Legal:** -Cindy
 - Pending litigation: Received a judgement of \$46,000. Received full amount and we will follow up to collect that.

New Business

- **Roads and Maintenance:** -Mike
 - **Budget:** Same amount as last year, we have rearranged the budget to fix the mud area that we had for the past 5 years.
 - **Culverts:** Met with the state and trout unlimited. We are looking to replace 3 culverts on Valley View Road. They are offering some grants, but we need to get a construction ready design made by an engineer which cost \$36,000. These are sizable structures; we are trying to be proactive. This past year, we have assessed each culvert, several of them are actively starting to fail.
- **Budget:** -Cindy
 - We currently have \$230,000 in the bank; we have not raised the assessment since 2016.
 - Everything else is the same in the budget.
 - Attorney consultant fees and lien fees: These fees are usually collected when we take someone to court
 - The assessments have not been raised in 7 years. We have a bottom-line income. The cash Reserve funds are in the budget, this is not income, that money is for emergencies. We are operating at a \$25,000 deficit.
- **Vendors:** -Amanda
 - 3 quotes for lawn mowing, we collectively chose Jeremy Richardson
 - 1 bid for road maintenance from Barkus.

- **Sign at Entrance: Amanda** Working with NeatHawk, we are down to 5 options. We will post them on the website, and we are still looking at colors.
- **Community Day:** -Jen
 - Get everyone together for a cookout, sign-up will go out
 - Location at the old basketball court
 - date to be determined
- 2 new people would like to join the Board: Lisa Gramlin and Jay Dalo, they introduced themselves.

Annual Budget:

- Voted by the members and approved

Annual Assessments:

- \$350 per lot: Approved

Board Election:

- Voting in Lisa Gramlin, Jay Dalo, and Amanda Kurek
- Objection by Kimberly Grimm: Due to technicality that was received at 5:09 on Friday night, less than 24 hours before the voting takes place. She would like to delay the vote until the next meeting.
- Motion by Jennifer Lefevre to table the election to the next meeting. Motion was second
- President is not in favor to delay the election, it is not in the best interest of the community.
- A member asks the other members to vote on postponing the election. Motion to vote by ballots to postpone the election. It was second.
- Results: Postponement of the election. A special meeting will be held.

Meeting dates:

- Approved: Handout given to members

Public Session:

- What will be done with the concrete at bottom of the signs?
Response: Raise up the dirt
- Ask if there were any construction phases, fine letters?
Response: We do not have any phase for structures. We never collected fines; letters were sent out.
Need to change the by-laws to create a fine structure which must be posted and voted.
- Who is responsible for the culvert if you put a driveway in?
Response: it is the owner's responsibility. The culverts under the roads are Alpenwald's responsibility.
- What is the culvert size?
Response: The Specs are on the website.

We will announce the date of the special meeting to vote the members of the Board shortly.

Adjournment: 11:03am

Respectively Submitted,

**Johanne Dalo
Secretary**