

Alpenwald Village HOA
Board Meeting Minutes
Zoom Conference Call
March 26, 2026, 7:00pm-8:00pm

Board members present: Eric Bruder, Lisa Gramlin, Cindy Gonska, Amanda Kurek, Mike Cole, John GilMartin

Members present: Kim Grimm

Call to Order at 7:00pm

President's opening: - Cindy
- Welcome.

Officer's Reports:

- **Secretary:** - Cindy
 - Minutes were read. (motion to approve by Lisa, Seconded by Eric)
All approved
- **Financial:** -Eric
 - Asking for the Board members to give information related to the budget. Please email me any information by April 15th.

Budget: -Cindy

 - We need to consider the vendors' contracts.
 - Amanda will reach out to the vendors from last year.
- **Roads and Maintenance** -Mike C.
 - No final tally about the sand budget.
 - The summer maintenance was just over last year's budget.
 - Next year's bid for roads and maintenance is due April 15th.
 - Waiting on the mud season.
- **Use and Design** -Mike C.
 - 2 inquiries: Houses built on Piers. It needs skirting to the ground if the structure is raised. It's new technology that is used instead of concrete. We need to consider appearances, the by-laws mentioned that the structure be in unity with the rest of the village. No decision has been made.
- **Legal** -Cindy
 - Nothing outstanding other than trying to serve paper to a homeowner.

New Business:

No new business

Public Session:

- Kim: Looking for the minutes on the website, I could not find any since last August.
I made a request to get a copy of the use and design minutes, but haven't seen those either.
Response: The use and design minutes are included in the Board minutes. They are posted on the website as soon as they are approved. I'll check if some are missing.
- Kim: Is this the actual use and design meeting right now? Somebody submitted a request, submitted plans. You discuss it and this is the meeting?
Response: yes
- Kim: No notification given on what properties. Do the homeowners know that this is how it is discussed?
Response: This is the way it has always been discussed.
- Kim: I'm concerned that nobody knows what's going on and on what has been approved because there are no minutes.
Response: The minutes are posted once they are approved.
- Kim: If you read the by-laws, the use and design is very specific. It's an open meeting and the minutes need to be kept. If this is the process, the application should be pulled up, the drawing shown, the owner should be present, the neighbors and neighborhood should know about it.
Response: The one we discussed earlier was not an application. He was asking questions.
- Kim: Where is Eric's minutes that his garage has been approved?
Response: We share the applications during the Board Meetings.
- Kim: The use and design is a public meeting and should not be during a Board Meeting.
Where are the minutes to the last meeting and where is the information? It's not posted in the mailbox shed or anywhere. How are you notifying members about this meeting?
Response: The Board Meetings are posted.
- Kim: No records of any minutes or when the meetings take place.
- Kim: What is the status of the communication system?
Response: We have not found a system that justifies the expense.
- Kim: At the annual Board Meeting, the members decide what actions need to be taken by the Board and what they want to see. It was asked that you have a communication system, it was asked that the meeting minutes be posted in the mailbox shed and a list of other things. None was done.
- Kim: When is the annual newsletter going out?
Response: the annual newsletter is going out May 1st with the invoices.
- Kim: What is the process for the members if they want to run for the Board?
Response: The same as it has been.
- Kim: It doesn't work. Nobody knows who is running. Nobody can vote because the information is sent too late.

Adjournment: 7:23pm Motioned by Eric, seconded by Lisa. All approved

Respectively Submitted,

Johanne Dalo
Secretary