

Alpenwald Village HOA
Board Meeting Minutes
Zoom Conference Call
February 7, 2026, 10:00am-12:00pm

Board members present: Eric Bruder, Lisa Gramlin, Johanne Dalo, Michael Eigen, Burt Borges

Members present: Jay Dalo, Kim Grimm, Bruno Alves, Denise Bruder, Carolyn Ulman

Call to Order at 10:03am

President's opening: - Eric held meeting. Cindy was unavailable to attend.
- Welcome.

Officer's Reports:

- **Secretary:** - Johanne
 - Minutes were read. (motion to approve by Eric, Second by Lisa)
All approved
- **Financial:** -Eric
 - Year-end books are still open. This is a preliminary report. Documentation will be available at the annual meeting, along with the financial statements.
 - Our tax accountant withdrew; we are looking for a new one.
 - Updates on the balance sheet:
 - Gross investment \$327,000
 - Net appropriation \$127,000
 - Gross account receivable \$210,000From that \$210,000, we have a net account receivable of \$139,000. Balances we are still trying to collect and \$71,000 of that is difficult to collect.
 - \$58,000 unpaid from 2025. We have made a little progress in collecting from prior years.
 - Edward Jones accounts:
 - Money moved from mutual funds to an investment account, as of year-end, we have \$191,000 for long-term expenses. We had a return of 9%.
 - The operating account is \$109,000. The return of .87%. This is a money market account.
 - Half of our cash income this year comes from our investment account.
- **Roads and Maintenance** -Eric
 - Barkus has been doing a great job with the roads.
 - Some issues with people parking on the road. Parking on the road is not permitted.
- **Use and Design** -Mike E.
 - 1 person is working with the town
 - No new projects proposed.

- **Legal** -Eric
 - 1 lot was cleaned up. Papers were served to the homeowner to collect the fees we incurred.
 - Violations: No specific to report

Coming Up: Meeting on Zoom on March 26,2026
Annual meeting in May

New Business:

No new Business

Public Session:

Adjournment: 10:20am Motioned by Eric, second by Lisa. All approved

Respectively Submitted,

Johanne Dalo
Secretary