Alpenwald Village HOA
Annual Member and Board Meeting Minutes
Zoom Conference Call
September 24, 2026
7:00pm

Board members present: Cindy Gonska, President, Bert Borges, Eric Bruder, Mike Eigen, Lisa Gramlin, Amanda Kurek, and Vaughn Tower.

Board members not present: Dave Galipeau and John Gilmartin.

Community Members present: Denise Bruder, Jedidiah Gramlin, Tom Gonska, Tom Grimm, Mike McCutcheon, and Carolyn Ulman.

President's Opening
Cindy Gonska called the meeting to order at 7:00pm.

Officer's Reports
Secretary's Report: The minutes from August 8, 2026 were read aloud by Lisa Gramlin. MOTION to approve the minutes by Eric Bruder. SECONDED by Mike Eigen. All in favor. Motion APPROVED.

Treasurer's Report: Eric Bruder reported on the finances. The total receivables stand at just under $140,000 on 70 accounts (net accounts written off), down 14 accounts since our last meeting. We have collected $45,000 on 5 large accounts which have been overdue for an average of 4 years. 70 accounts are past due over 90 days and 21 overdue since most recent billing. Barkus was paid for summer work. Total assets and investment account is at $195,000. Total cash and investments is about $405,000, gross of our appropriated assets.

Roads and Grounds: Amanda Kurek reported that Barkus has finished work on scraping, flail mowing, and the three new culverts allowed for the season. There have been several driveway permits and we are working on getting them approved. There was one variance request for utilities. It will be allowed so long as it doesn't disrupt the road or runoff. Stamford has delayed culvert work on Sportsmen Rd./Suzanne Dr. until 2027.

Use and Design:
Mike Eigen and Bert Borges gave their input on ongoing projects.
Bird Project: This is a timber frame structure which is coming in just under the required 600 sq. ft. but when the breezeway is taken into consideration it is adequate. This project was approved.
Hess Project: There was a question whether the porch overhang was included and whether or not it will be on a concrete slab. This project was approved.

Bernard Project: This project warrants deeper discussion by the Board. The septic design is not located on the same lot as the house. The bylaws are clear that the septic, well, and house structure need to be on the same 1 acre lot. Putting the septic on an adjacent lot has historically not been allowed.

Legal Report: We have a very limited budget for attorney and consulting fees. Our budget is $4000. The reason it is so low is that typically we bill back to whomever we need to take to court. Recently we have needed to spend a lot in this area and are quickly depleting that amount. A formal complaint was made against the Board for inappropriately acting on a resale certificate. While the Board was fully vindicated and there will be no legal action taken, we spent a lot of money and time consulting our attorneys in replying to the Attorney General's office.

The Board is also spending a lot of time responding to AI generated emails. Eric explained AI-genic flooding, or "AI slop", is the propensity for people to send long, official-looking emails that have lots of requests for lots of information. While the Board has done its best to respond, it has been overwhelming. Our attorneys have advised that we bill back for this time to anyone who makes these continual requests that cost us time and additional legal expenses.

New Business

Vaughn Tower updated the Board on the dry hydrant. Some springs have been found it it looks like we may be able to get a tank in. He is consulting with someone who has worked with the state and indicated that this could be a state-funded project.

Amanda has been in touch with Barkus regarding the "S" turn but is still working on it with them as they have been very busy.

Vaughn would like to discuss bookkeeping, open meeting rules, and the selling of community property at our next meeting. He feels we need to hire an insured bookkeeper. Cindy explained that we have hired a bookkeeper in the past and it was a huge waste of money; we spend more time and money to transfer information to a bookkeeper than it is worth. Hiring an accounting firm would be extremely expensive.

In regard to open meeting rules, Cindy reiterated that as a private corporation we do not abide by public rules. We are still waiting on a supporting document from our lawyer.

Selling of community property is approved by our lawyer who handles the sales documents. The Board has the right to properties owned by the association.

Member Session

There was a question about a lot coming up for sale on Sportsmen Rd/Old County Rd and the road being impassable. The lot is actually on the passable section of that road. Had the lot needed to be accessed and the road impassable it would be our responsibility to get the road in good working condition.

Executive Session

MOTION by Lisa Gramlin to enter executive session. SECONDED by Amanda Kurek. All in favor. Motion PASSES. The Board entered executive session at 7:33m and exited at 7:33pm as there was no business to discuss.

Adjournment
MOTION to adjourn by Amanda Kurek. SECONDED by Eric Bruder. All in favor. Motion PASSES. The meeting was adjourned 7:33pm.

The next meeting will be held in person at the Stamford School on November 7th at 10:00am.

Respectfully Submitted,
Lisa Gramlin
Secretary