

Alpenwald Village HOA Board Meeting Minutes

Zoom Conference Call
November 13, 2021 10:00 - 12:00 PM

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

Members present: Caroline Ulman, Stacey Bucci

Call to Order at 10:00

President's opening comments: Continued complaints about speeding. The limit on AVI roads is 20 mph.

Officer's Reports:

- **Treasurer - Kim:**
 - Yr-to-date comparison with prior yr: Cash is \$117,000 68% over last yr which is building a cash reserve.
 - Readsboro is selling lots and co-operating with AVI. There will be discussion to reconcile outstanding lots.
 - Accounts with balances are down to 93 or 41 less than last quarter. Overdue accounts are gradually being resolved and the remaining uncollectibles will be written off.
 - Members with agreements are making payments.
 - There is one hardship that will remain for a while.
 - A hardship applicant mentioned in August decided to go with a plan paying interest (12%).
 - 2 accounts are being worked on with the attorney to write legal agreements.
 - P and L:
 - Member assessments are up.
 - We are collecting town fees for 2021.
 - A savings of over \$3,000 since the dumpster was removed.
 - All other expenses are in line with last yr.
- **Secretary - Linda**
8/14/21 Board Minutes read and approved

Old Business

Committee Reports:

- **Roads and Maintenance:**
 - Lebensdorf Ln/Mattenberg Drainage: Amanda is working with Sam Barkus. They will excavate the grass area to re-establish the round-about and level it with gravel. \$1,500 was approved for the project.
 - Ray suggested uncovering the cause of potholes in the same area at the same time. Cindy will pass on the request to Amanda.

- Fall scraping where needed started this week. Different gravel will be used for potholes.
- Kim noted that an potential buyer, who works on VT roads, thought AVI roads were exceptionally well maintained.
- **Use and Design:**
 - Bergabhang Dr. Member asked to park the modular home on the road on 11/17. To be placed on the 18th. Will have cones and allow vehicles to pass.
 - Members who are doing work without approval have been contacted and the issue resolved.
- **Legal:**
 - Lot 433 waste water permit: Waiting for Trinity Engineering.
 - By-laws, Solar and Logging Policies are in effect as they are. Draft proposals are at the attorney.
 - Town Agreements: See Treasurer Report above.
 - Pending litigation: preliminary hearing on 9/13 to request a temporary injunction to avoid going back to court. It was denied. AVI now waiting for a court date.
 - Notices of violation of the DPPR are in process. Letters from the board are being sent to any member not following the DPPR.

New Business:

Public Session:

Stacey Bucci had questions:

- Road ice on hills difficult last winter. She owns 2 lots, Alpenwald Lane and Oberdorf. Roads and Maintenance will explore a remedy.
- Recreation area adjacent to her lot: facility burned down many yrs ago and there hasn't been money or interest in rebuilding.
- The radio tower: is on a member's property.
- Crime control: Gravel was removed from her parking area on Alpenwald Lane in the spring. The Oberdorf lot has been trespassed, dirt dumped and a trail cam taken. Concern about building material theft in the future
 - There is no formal Neighborhood Watch.
 - Town and/or VT State Police need to be notified.
 - Email the board and alert neighbors of any incidents to facilitate informal neighborhood awareness.

Adjournment: 10:41

Minutes read and approved:

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