**Alpenwald Village HOA**
Annual Member and Board Meeting Minutes
Zoom Conference Call
August 8, 2026
10:00am

**Board members present:** Amanda Kurek, Vice President, Eric Bruder, John Gilmartin, Lisa Gramlin, Amanda Kurek, and Vaughn Tower.

**Board members not present:** Cindy Gonska, John Gilmartin, and Bert Borges.

**Community Members present:** Not available due to clerical error.

**Vice President's Opening**
Amanda Kurek called the meeting to order at 10:00am.

**Officer's Reports**
*Secretary's Report:* The minutes from June 25, 2026 were read aloud by Lisa Gramlin. MOTION to approve the minutes by Eric Bruder . SECONDED by Amanda Kurek. All in favor. Motion APPROVED.

*Treasurer's Report:* Eric Bruder reported on the finances. He has completed an update of all statements of account which are receivable forms for owners more than one year past due. He manually calculated interest. Our total receivable gross balance is $269,000 allowance for doubtful accounts $72,000 leaving a total of $196,000 total receivable. Many of these are accounts that are not likely to be collected on. Eric will get together with Cindy Gonska before the next meeting to do write-offs of bad debt. Reminder that when we have an account we're not collecting on at some point we put in an allowance for bad debt which means we are still going to try to collect on it. We have filed liens and Alpenwald will be one of the creditors which will be satisfied if the property owner ever attempts to sell the property. For accounting purposes it is better for us to have a realistic view of what we think we will collect in the short- to mid-term. Just because we reduce by allowance doesn't mean we are not actively trying to collect. Investments of - $400,000 in total for all accounts. We have appropriated assets of $200,000. $193,000 net assets currently in our funds. We may move more money to the investment account, which has a better yield. In receivables, there are 86 accounts with unpaid 2026 assessments in part or in whole. We are continuing to pursue collections with 53 in particular which have not been written off.

*Road and Grounds:* Amanda Kurek reported that Barkus has begun ditch digging and flail mowing in much needed areas. They have replaced culverts: one at the bottom of Oberdorf and another on Alpendorf. Both were failing culverts. There has been some washout in the last big rainfall and Barkus will be working on repairing that. She will speak to Barkus about the hours they work in order to mitigate disturbing residents.

*Use and Design:* No new applications.

*Legal Report:* Nothing new to report.

**New Business**
Vaughn Tower would like to work on mud mitigation on the "S" curve. He feels it is a safety concern in regard to emergency equipment. He will also be speaking with the towns of Stamford and Readsboro regarding the feasibility of a dry hydrant (non-pressurized water source for fire trucks). He would like to have a site visit with both fire chiefs.

MOTION by Amanda Kurek to appoint Dave Galipeau as a new alternate director. SECONDED by Eric Bruder. All in favor. Motion PASSES.

**Member Session**
The scale of barns/garages were once again brought up for discussion. It was agreed that we want to preserve the character of our community. It was mentioned that the Bylaws are ambiguous in this area. Discussion was TABLED until next meeting.

There was a question on the sale of a property and why Alpenwald did not choose to acquire it with the Right of First Refusal. It is a complicated topic. It was noted that Alpenwald is not in the real estate management business.

**Executive Session**
MOTION by Eric Bruder to enter executive session. SECONDED by Lisa Gramlin. Motion PASSES. The Board entered executive session at 10:36am and exited at 10:49am.

**Adjournment**
MOTION to adjourn by Amanda Kurek. SECONDED by Eric Bruder. All in favor. Motion PASSES. The meeting was adjourned 10:49am.

The next meeting will be held virtually on September 24th at 7:00pm.

Respectfully Submitted,
Lisa Gramlin
Secretary