

Alpenwald Village HOA
Annual Member and Board Meeting Minutes

In Person and Zoom Conference Call
June 10, 2023, 10:00am-12:00pm

Board members present: Cindy Gonska, Kim Grimm, Amanda Kurek, Jennifer Lefevre, Raymond Gray

Call to Order at 10:03am

President's opening comments:

- Welcome
- Apologies for postponing the meeting.

Annual Budget:

- Increase in Road maintenance and Lawn mowing. Barkus had not increased their rates for many years.
- Put in the budget \$10,000 for bookkeeping, we will discuss this at the board meeting. We used to pay for a bookkeeper. I take care of the accounts (receivable and collections), Cindy volunteered to be the bookkeeper when she came on board. This is time consuming. It has been put in the budget but it has not been decided. We want everything reflected in real time. If we are hiring someone for bookkeeping, it will come to less than \$50 per accounts.
- Saved a little this year in attorney fees but we expect that it should pick back up because of bigger accounts.
- Collection of fees was about \$40,000. 5 to 10 properties were dormant, they sold their lot and we collected.
- Discussion collection services, the goal is to collect. Everything we can do is done, past due letters, liens.
- Looking into changing banks. We are looking into M&T but they do not provide a lockbox service. We will look for another bank. We are also looking for a high yield account instead of a market account.
- We have one year of fees set aside as reserve. We are not looking into increasing the yearly assessment. It will remain at \$350.

Member Assessments:

- 488 lots and approximately 200 members.
- Approximately 30 properties were transferred between the two towns. 23 were from the town of Stamford (numbers are based on the properties transferred from the towns of Readsboro and Stamford).
- Received emails questioning invoices, for example, a member is still on the town list but she hasn't owned the property for a long time. This is one of the lots that was split between Readsboro and Stamford. We do have a handle on the resale certificate. However, sometimes people do not request a resale certificate so we do not know who owns the lot and sometimes a resale certificate is given but the sale never goes through. It took me 57 hours to go down the towns list and look at who owns the lots.
- We have a handful of people with past due balances.

Vendor Contracts:

- 1 vendor contract went out to bid. 1 person put a bid for road maintenance (Barkus). Small 3% increase. First increase in years from Barkus (due to fuel cost).
- The other contract is for lawn care. Last year's vendor never got back to us. Back and Country Services

has

a contract with us. Little glitches, miss communication.

- Mail Box Shed: We are still searching for someone to replace Al. This is a paid position to take care of the mail box shed. Clearing, shoveling, making sure it is safe in the winter due to ice.

Board Elections:

- 1 new member running for a board position. Eric Bruder
- Question by Raymond Gray: Why can't I run? Response: Cannot be reelected as is. It doesn't mean you cannot be involved in different committees and participate in meetings. You just cannot be on the Board.

Public Session:

- Member said that their neighbor had put up very offensive signs.

Response: As a board, we can address that people are offended by the signs. Not sure we have the right to ask them to take it down. There is nothing in our by-laws that says we cannot post signs. We can discuss it with our lawyer and see what can be done. we will take that into consideration and we will get back to you.

- My road washed out to the base. The road is lower than the culvert. Barkus has mentioned to dig the culvert out.

Response: Amanda is the chairperson for the road maintenance. Mike, Barkus and I have talked about your road. Your road is washed out to the base. The plan for this year is to build it back to the way it was. We do have it in the budget. We have additional money for gravel, bringing up the road to the

way

it was. We are working on the culverts, taking notes and marking down which ones need to be replaced first, second, and third. We do have money, we try to be proactive.

- Community Lot where the pool and community center used to be. Any plans to build a pavilion?

Response: We have talked about reviving it. It comes down to who will manage it? What about bathrooms? You have a pavilion, people will be there all day, there should be a bathroom facility. Who will maintain that? Who will clean up? Are we going to pay for someone to clean up? Back then, there was a management company. We talked about having a BBQ. If anyone has any idea, please bring it up to us.

Member Vote:

- **Budget:** Seconded and approved
- **Board Seat:** Cindy, Jennifer, Mike, and Eric: Seconded and approved
- **Meeting Dates:** 8/12/23, 11/11/23, 02/10/2024, Annual Member 05/18/2024 (third Saturday due to Mother's day weekend).

Adjournment: 10:51am

Respectively Submitted,

Johanne Dalo

Secretary

