

Alpenwald Village HOA
Annual Member and Board Meeting Minutes
In-Person and Zoom Conference Call
May 16, 2026, 10:00am-12:00pm

Board members present: Cindy Gonska, President, Burt Borges, Eric Bruder, Michael Cole, Johanne Dalo, Michael Eigen, John Gilmartin, Lisa Gramlin, and Amanda Kurek.

Members present: Bruno Alves, Denise Bruder, Burt Borges, Mike McCutcheon, Laura Gilmartin, Tom Gonska, Jedidiah Gramlin, Kimberly Grimm, Tom Grimm, Joan Guilianeci, Duncan Honig, Jan Rancam, Wayne Tafft, Vaughn Tower, Aaron Tyler, Carolyn Ulman, Tayla Dorgan

President's Opening

Cindy Gonska welcomed everyone and called the meeting to order at 10:00am.

Officer's Reports

Secretary's Report: The minutes from March 26, 2026 were read aloud by Johanne Dalo. MOTION to approve the minutes by Cindy Gonska. SECONDED by Mike Cole. All in favor. Motion APPROVED.

Treasurer's Report: Eric Bruder gave an overview of our past year and upcoming budget.

- We took in \$21,000 more (net) this year because of the raised assessment fees, more investments being made with higher returns, lower than expected road and maintenance expenses, and saving \$10,000 by handling the bookkeeping ourselves, thanks to Eric and Cindy. Cindy additionally completed the 2025 tax return for AVI on her own.
- We have a balance for \$325,000, with \$200,000 reserved for a catastrophic event, leaving us at \$127,000 net balance.
- We continue to have difficulty with collecting bad debt expense with some property owners who do not pay.

Use and Design

Mike Cole said no new permits have been requested since our last meeting.

Road and Grounds

One proposal was received from Barkus Excavating. MOTION by Cindy Gonska to accept as budgeted. SECONDED by Lisa Gramlin. All in favor. Motion APPROVED.

Mike Cole reported that Trout Unlimited did not get here last year so we did not spend the allocated \$36,000. They have since completed one stream crossing and have surveyed three others in April which will be completed by December of this year. Spring scraping is finished. There are currently no special projects, only the four budgeted culverts. Stamford was recently awarded the Better Backroads Grant, which will enable them to replace the culvert on Sportsmen Road, a town road, directly affects Alpenwald's Suzanne Drive.

Legal Report

We have received judgment on one property on which we are still trying to collect. We are still trying to locate the owner of a second property who is in serious arrears.

Annual Assessment

Invoices went out on May 1st. Annual assessments were not raised and remain at \$450 per lot this year. Payments may be made by check to Edward Jones, through PayPal (incurring processing fee), or via ACH (with a \$25 flat fee).

Annual BBQ/Community Day

The Third Annual BBQ/Community Day will be held on August 8th (rain date of August 9th) at the old community lot on Oberhugel Road.

Community Notes

The various boards in Stamford coordinated to request that language stating that the Hoosac Range in Stamford is a prime spot for wind turbines be removed from the BCRC Regional Plan. The boards were successful in this endeavor, which is a big win for our community in preserving our valued environment and scenic views.

Reminder that 911 numbers MUST be posted; the lot number is not the same as the 911 number. Reflective signs may be purchased through the fire department for \$18.

New Business

Vendor Contracts:

Landscaping: We received two proposals: one from Big Paw Firewood and Landscaping and one from Jake Smith with Mr. Smith's coming in \$1000 lower. MOTION Cindy Gonska to accept Jake Smith's proposal as budgeted. SECONDED by Lisa Gramlin. All in favor. Motion APPROVED.

Board Seat Elections

Johanne Dalo stepped down from her position on the Board. Amanda, Lisa, and Burt were reelected to the Board. Vaughn Tower was newly elected to the Board.

Budget Approval

MOTION by Cindy Gonska to approve the budget, with corrections. SECONDED by Amanda Kurek. Membership voted. All in favor. Motion PASSES.

Committees

Rocco Alfonzetti expressed a desire to serve on the Use and Design Committee.

MOTION by Cindy Gonska to add Mr Alfonzo as the fourth member of the Committee.

SECONDED by Lisa Gramlin. All in favor. Motion PASSES.

The committee appointments are as follows:

- Road and Maintenance: Amanda Kurek, Chair, Mike Cole, and Mike Eigen.
- Hardship: Eric Bruder, Chair, Johanne Dalo, and Lisa Gramlin.
- Use and Design: Mike Cole, Chair, Rocco Alfonzetti, Burt Borges, and Mike Eigen.

Member Open Forum

There was a discussion as to whether or not there was a scale limit for the size of a garage in comparison to the house on the property. Mike Cole clarified that our bylaws do not restrict the size of an accessory building. It was reiterated that the septic and well must be on the same lot as the structure. Vaughn Tower expressed an interest in starting a Communications Committee. The new committee will be:

-Communications: Vaughn Tower, Chair, Rocco Alfonzetti, and John Gilmartin.

Discussion was had about a communication system that would be financially feasible to implement for the Alpenwald Community. This has proven cost-prohibitive but the new committee will continue to research options. It was suggested that opt-in emails might be an option although it would require a lot of work.<sup>[L]
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Board Seat Elections

Motion by Lisa Gramlin to nominate Cindy Gonska for President. SECONDED by Mike Cole. All in favor. Motion PASSES.

Motion by Cindy Gonska to nominate Amanda Kurek for Vice President. SECONDED by Mike Cole. All in favor. Motion PASSES.

Motion by Cindy Gonska to nominate Eric Bruder for Treasurer. SECONDED by Lisa Gramlin. All in favor. Motion PASSES.

Motion by Cindy Gonska to nominate Lisa Gramlin for Secretary. SECONDED by Mike Cole. All in favor. Motion PASSES.

The upcoming dates for the four in-person meetings (required) will be August 8, November 7, February 6, and May 15. Three additional meetings will be held virtually via Zoom on June 25, September 24, and March 25. MOTION by Cindy Gonska to approve these dates. SECONDED by Lisa Gramlin. All in favor. Motion PASSES.

Executive Session

The Board entered executive session at 11:27 and exited at 11:40.

Adjournment

The meeting was adjourned 11:40am.

Lisa Gramlin
Secretary