

Alpenwald Village HOA
Board Meeting Minutes
In-Person and Zoom Conference Call
November 8, 2025, 10:00am-12:00pm

Board members present: Cindy Gonska, Eric Bruder, Amanda Kurek, Johanne Dalo, Michael Eigen, Burt Borges

Members present: Tom Gonska, Jay Dalo, Kim Grimm, Tom Grimm, Denise Bruder, Rocco Alfonzetti,
Carolyn Ulman

Call to Order at 10:03am

President's opening: - Cindy

- Welcome.
- Clarification on the purpose of the meetings. The Board is required to meet 4 times a year to give updates on what is happening. We have a total of 8 meetings throughout the year.
- This is not an open forum, not a town hall meeting. We give everybody the opportunity to speak during the public session. We ask everybody to wait before making comments after we finish our reports.

Officer's Reports:

- **Secretary:** - Johanne
 - Minutes were read. (motion to approve by Cindy, Second by Eric)
 - All approved
- **Financial:** -Eric
 - The current amount of receivable is \$141,00. This is what we actively try to collect.
 - For the current year, we have 47 people that we are trying to collect from.
 - Balance Sheet: \$326,000 (Receivables and Investments)
 - The net cash operation is about \$126,000.
 - We did move \$50,000 as mentioned in the prior meeting to the investment account. The account is doing well. We have \$188,000.
- **Roads and Maintenance** -Amanda
 - Summer maintenance has been completed.
 - Ditching and gravel on Heartwellville View and the front were done.
 - 5 culverts were replaced this summer, including 2 that failed on Heartwellville View, the bottom of the colonnade, the dip on Bergrucken. We salvaged that culvert and used it in the circle on Bergrucken.
 - Fall scraping was completed.
 - We are waiting for a contract from Trout Unlimited to design 1 structure during the winter.
 - We were denied the first grant. Trout Unlimited is continuing to apply for multiple grants.
- **Use and Design** -Mike
 - 1 inquiry came in; it was about building a metal structure. No design

- **Legal -Cindy**
 - 1 lot was cleaned up. The homeowner is being served to collect the fees we incurred.
 - Violations: 2 campers were removed
 - 1 disable vehicle was removed
 - 1 vacant home is currently being worked on.
 - 1 lot cleaned up
 - 1 other homeowner is working on cleaning up.

New Business:

No new Business

Public Session:

- Tom G: Can you talk about steel construction?
 - Mike: It was an inquiry. We need to learn more
- Kim G: Where are the use & design meetings being held?
 - Cindy: Here
- Kim G: What is the status of communication?
 - Cindy: We are looking at couple different ones that work with QuickBooks. Embark is one but is very costly. The best solution may be Google Space.
- Kim G: Violations Committee?
 - Cindy: This Board considers anything that we see or anyone that makes a complaint. We are addressing it amongst the Board and proceeding according to the by-laws and the Declaration of Property.
- Kim G: What is the process? Is there an appeal process? Is there consistency?
 - Cindy: Every situation is different, on a case-by-case basis following the by-laws and the Declaration.
- Rocco: I complied with everything and I'm working with the town.

Adjournment: 10:31am Motioned by Cindy, second by Eric. All approved

Respectively Submitted,

Johanne Dalo
Secretary