

Alpenwald Village HOA Board Meeting Minutes

Zoom Conference Call
August 8, 2020 10:00 - 12:00 PM

Board members present: Cindy Gonska, Arklin Minor, Ray Gray, Greg Hoagland, Linda Tannenbaum and Kimber Grimm

Members present: John and Sue Denley, Jen Lefevre

Call to Order at 10:05

President's opening comments:

- The most constant complaint is speeding on the roads. There are kids, dogs and people walking.
- All meetings are held at the Readsboro Inn with the exception of Covid-19 precautions which have been hard to predict. The website and mailbox shed notices are updated ASAP.
- The 15 minute public session is meant to be a space in the agenda which can expand or contract as needed. The board is willing to hear comments, suggestions or complaints at any time.
- This board has been transparent by setting board meetings at the annual meeting.
- There are currently 258 members and nearly 500 lots. One yr ago there were 135 delinquent accts or 52% of membership. Now it is 42% or 111 delinquent accts. Collections are time consuming for a volunteer board.

Officer's Reports:

- **Treasurer - Kimber**
 - A balance sheet and P & L will be attached to the minutes.
 - Work on collections has included deciding what is truly collectable.
 - Invoices in 2020 were for \$173,000. 50% have paid.
 - 29 accts (\$15,000) owe for just this yr. If they go past 90 days (Oct 1st) they will be assessed 12% interest and a lien will be placed on the property.
 - Some people call and want to give AVI the lot which is not possible. Regardless of what they do with the lot they are libel for past fees.
 - A few uncollectible accts have paid, some are deceased, payment plans have been set up and everyone is paying interest.
 - Cash on hand as of 1/1 to 7/31: \$153,000. Same time last yr \$99,000.
 - P & L: This yr to date: member assessments \$118,000, last yr \$73,000.
 - Budget for the full yr: \$149,000. A reserve for bad debt is now in place.
 - Other expenses: grading, sanding, plowing same as last yr.
 - Special project budget: grounds committee needs to review issues that have come up.
 - Complaints log: In addition to speeding there were 5 grounds and 5 dumpster related. Complaints are logged on a spread sheet and sent to appropriate people.

- The collection expense may be higher this yr because the new attorney charges an hourly rate instead of a commission.
 - The dumpster has been removed saving \$2,000.
 - Last yr AVI was operating at a loss of \$8,000. This yr AVI is plus \$38,000.
- **Secretary** - Linda
Minutes from 5/30/20 read and approved.

Public Session: Kim spoke for Ken Hurlbert, who could not attend.

- He wanted to bring to the board's attention the larger rock hazards on the secondary roads. Kim has logged the complaint for the grounds committee.
- Any AVI issue with an AVI vendor, such as Barkus, needs to be brought to the board through alpenwaldvillageinc@gmail.com so it is documented and forwarded to the appropriate AVI committee.
- Also, he wanted to note the dumpster was useful but was glad it was gone because people were disrespectful. Other people he spoke to felt the same.
- He is interested in the grounds committee. Cindy will follow-up.

Old Business

Committee Reports:

- **Roads and Maintenance**
 - Lebensdorf Ln: Greg has looked at the issue and plans to meet with Barkus for recommendations.
 - 53 Mattenberg Ave: Barkus could remedy a step-up in their driveway.
 - Drainage creating ice in the mailbox shed. A solution needs to be ADA compliant.
 - Heartwellville View Rd: Cindy and Amanda went to Michelle Killian's property. The gravel was pushed opposite her driveway to facilitate drainage away from the road and needs to be that way. No further action.
 - Michelle had requested plantings at all 6 entrances, however, AVI does not own the property at those entrances. She was offered the opportunity to come to the board with suggestions. No further action.
 - Grounds: trash/items for reuse in mailbox shed. On-going problem for yrs. Another sign is up (a larger one might help). Please donate something of use somewhere else.
 - Dumpster issues:
 - There was a camera on the dumpster. The abusers are known and members of the community.
 - A dumpster was tried in the 1980's with the same result.
 - The board did research other options, but, they would not have resolved the abuse problem.
 - It isn't the board's role to be monitoring. The community needs to self police.

- **Use and Design:**
 - There were 3 recent approvals. Another request for a garage on Andrea Dr needs approval.
 - Most people are submitting requests for approval to make changes or add a structure. Some have not creating tension which is unfortunate.
- **Legal:**
 - Lot 433 waste water permit: The lot cannot be purchased because of the permit, however, someone does have an easement for a driveway.
 - AVI is trying to remove the permit. The attorney is willing to step in when needed.
- **Website:** Cindy: Frank Hall's old information is off the website. Moving AVI to the new address is in process.

Town lots:

- Bills were sent. Currently Readsboro owns 42 lots and Stamford owns 20 amounting to \$22,000 in current fees. AVI cannot bill for past fees.
- Town of Readsboro is not paying because there is an agreement dated in 2003. AVI does not have a copy.
 - The attorney has the agreement, is reviewing it and will let us know what we need to do.
 - The last line of the agreement states that AVI can revoke with 30 days written notice.
 - A board is allowed to make an agreement for one yr and it would have to be renewed each yr.
 - This agreement probably only applied in 2003. If that is the case then they owe for this billing.
 - If the agreement is valid then AVI would need to revoke the agreement and bill for next yr.
 - People who want to give us lots (which AVI will not take) can give it to the town.
 - AVI would then file a lawsuit to collect their outstanding fees.
 - Going forward the town doesn't market the properties or pay the HOA fee.
- The Town of Stamford said they also have an agreement which they have not provided.

By-laws:

Changes to AVI's communication method are still with the lawyer. They must be voted on by the membership.

Solar and Logging Policies:

- They do not need to be filed with the town. Only changes to the DPPR do.
- There are no consequences in the policies or the DPPR except unacceptable debris on the property. AVI can come in, remove and charge for the removal.

New Business:

Barkus sand on Rt 100: Members know they can use the sand. They want to know who pays for it. Is Barkus using it for private sanding and the AVI roads?

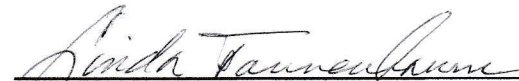
By-laws: Changing the annual meeting from May.

- Very few members are attending, even with the use of Zoom.
- A poll to ascertain member preference regarding annual meeting date.

Adjournment: 12:00

Minutes read and approved:

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

<u></u>	<u>11/14/2020</u>
Signed	Date