Alpenwald Village HOA
Annual Member and Board Meeting Minutes
In-Person and Zoom Conference Call
May 17, 2025, 10:00am-12:00pm

Board members present: Cindy Gonska, Eric Bruder, Amanda Kurek, Mike Cole, Lisa Gramlin, Johanne Dalo, Michael Eigen

Members present: Tom Gonska, Jed Gramlin, Vaughn Tower, Jay Dalo, Kim Grimm, Tom Grimm, Tom Grimm Jr., Joan Guilianelli, Carla Eigen, Duncan Honig, Dave Galipeau, James Sowden, Aaron Tyler, Denise Bruder, Burt Borges, Ken Hurlburt, Chris Sullivan

Call to Order at 10:01am

President's opening: - Cindy
- Welcome.
- Raised in annual assessment
- Limit of 5 minutes per person per comment and 15 minutes per subject.

Public Session:
- Joan: Tall grass to be cut.
  Answer: We'll discuss vendor contracts
- Tom G.: The designated Projects/Repairs line on the budget is for the culverts. What are we looking at?
  Answer: We are in the process of counting all the culverts.
  The $36,000 is for engineering plans. Depending on the structure design, the estimated cost is between $300,000 to $500,000 per culvert.
  We applied for a grant to cover the $36,000. We haven't heard back yet.
- Tom G.: Where are these culverts?
  Answer: Alpenwald lane, 3 streams crossing.
  What will happen if we do nothing?
  Answer: We will have to close roads and go around.
  The goal is to spend the money to prepare in case of an event, such as Irene and to procure FEMA funding.
  We are trying to be proactive, and we have to put the money upfront.
  The culverts are actively failing.
- Cindy: To address the signs, the money came from interest fees collected from people that were very delinquent. It did not come from assessments.
- Kim: Would like to propose a motion to amend the agenda regarding the additional member comments.
  Answer: We are not trying to cut anyone from speaking; we are trying to be more efficient.

Officer's Reports:

- **Secretary:** - Johanne
  - Minutes were read. (motion to approve by Cindy, Second by Mike Cole)

- **Financial:** -Eric
  - Made progress collecting receivable this year, our main priority will be that liens are filed dutifully on overdue assessments.
  - The assessments were not raised for 17 years, 2008 was the last they were raised. Increase assessment fees to $450, 29% increase. The breakdown is 1.5% per year.

- Why the culverts? We do not want to do a special assessment. It creates more resiliency to the balance sheet.
- $200,000 funds for bad days.
- Asset are held at Edward Jones, we moved $100,000 to equity fund.
- Billing went out.
- $10,000 item for bookkeeping is in the budget. We are not paying for a bookkeeper, we may spend money to change our accounting system software.
- The $12,000 item for credit card fees, as of now, is paid by the members if they pay their assessments by credit cards.
- Moving forward interest will be calculated as a cumulative interest rate.

New Business:

- **Vendor Contracts:** - Cindy
  - Landscaping: 1 proposal came in from Big Paw Firewood and Landscaping
  - Road and Maintenance: 1 proposal came from Barkus
  Cindy motion to approve, second by Amanda

- **Board:** - Cindy
  - 2 people stepped down
    - John Gilmartin and Burt Borges were appointed to join as alternate directors.

- **Committees:** - Cindy
  - Road and Maintenance: Amanda Kurek, Mike Cole, and Mike Eigen
  - Hardship: Eric Bruder, Lisa Gramlin, and Johanne Dalo
  - Use and Design: Mike Cole, Mike Eigen, and Burt Borges

Member Vote: - Cindy
- Budget: Anyone opposed? Budget to be approved by Cindy, second by Lisa
- Board Seat: Anyone opposed? Election approved by Cindy, second by Mike Cole

Public Session:
- Joan: Communication: put the minutes at the mailboxes with a sheet for comments.
  Cindy: we looked into programs such as call post (not working for our needs), looking into other alternative.
- Kim: we need a communication system to be implemented.
  Cindy: It is not in the budget; we will be looking into it. No deadline is given; it will be put on the agenda for further discussion.
- Joan: What are property taxes on the budget?
  Cindy: For vacant lots.

Adjournment: 11:03am

Executive Session:
President: Cindy Gonska
Vice President: Amanda Kurek
Treasurer: Eric Bruder
Secretary: Johanne Dalo
Director: Mike Cole

Director: Lisa Gramlin
Director: Mike Eigen
Alternate Director: Burt Borges
Alternate Director: John Gilmartin

Respectively Submitted,

Johanne Dalo
Secretary