Alpenwald Village HOA
Board Meeting Minutes
In-Person and Zoom Conference Call
August 9, 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, Vaughn Tower, Jay Dalo, Kim Grimm, Tom Grimm, Tom Grimm Jr., Joan Guilianelli, Denise Bruder, Ken Hurlburt, Chris Sullivan, Wayne Tifft, Rocco Alfonzetti

Call to Order at 10:01am

President's opening: - Cindy
- Welcome.

Officer's Reports:

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

Comment from Kim: - I had made a motion to move the public session, not having initial one to follow the presentations by the committees, in case there was any comments by members before a vote.
- I had made a motion to implement the communication system.
Cindy's response: You can't make a motion; the Board can make a motion.

- **Financial:** -Eric
  - The total receivable stands at about $143,000
  - The actual overdue is down a little, we still have $54,00 outstanding and the overdue is about $88,000.
  - We are building up cash. We have a total of $163,000, broken up in various accounts
  - Mike Cole made a motion to move $50,000 to the investment account, second by Cindy. All in favor
  - Reminder: Interest rate is now compounded.

- **Roads and Maintenance** -Mike
  - No update from trout unlimited, we assume that we did not get the grant.
  - 1 road closure at 795 Bergrucken Lane. A crane will be in the middle of the road to take trees down. We ask for a three-day notice and signs will be posted. You can get around the other way.
  - We are still looking for an electrician for the signs at the entrance.
  - A homeowner dug a trench across the road on Alpendolf Lane to get their power from the pole across the road. The road was impassable. It has been backfilled, but the owner hasn't done anything Alpenwald asked him to do. Last year, the Board approved for the homeowner to dig under the road to get power from the pole across the road. He was told to dig 3 feet under the road and a minimum of 5 feet from the culvert and provide the Board with pictures. He hasn't provided us with anything and hasn't responded to emails. I am asking the Board to send him a certified letter asking him to send us pictures. After this incident, Alpenwald took a stand that no longer a homeowner can dig under the road to get power. They will have to get a pole on their property.

- **Use and Design** -Mike
  - One application came in but hasn't been reviewed by the committee.

- **Legal** -Cindy
  - A vacant lot was cleaned up. The owner is being taken to court for the cleanup fees.
  - We are working with homeowners regarding other violations.

New Business:

No new Business

Public Session:

- Rocco: I own a piece of land and am doing what I can to clear it. I moved to Readsboro and want to build my dream house to retire. The permits are going to the State as we speak.
  I put a camper on the land for emergencies, shelter for me and my dog or if I lose housing.
  I have enough funds to move forward. I'm trying to survive. I received a letter of violation for the camper on my land. The letter was threatening. I want to get rid of the camper as soon as possible.
  I have met with the town, and I am applying for a variance and a hardship exemption. I want to to be able to hook up the camper to the post for electricity in case of emergency.
  - Cindy: The letter was not meant to be threatening, it is laying out the rules and regulations. We have a set of rules that we have to enforce, nobody pays their HOA fees and wants to see a camper. If we allow you then we will have to allow everyone.
- Rocco: I read the By-Laws and the Declaration of Property. I do not agree with them, they were written 1968. I was forced to sign the acknowledgement by my lawyer if I wanted to buy the property. In an emergency, I broke a couple of rules. I am trying to do everything you ask me to do.

- Wayne: I apologize for the tree removal. I have a plan for the Use and Design. Can I start removing the stumps?
  - Mike Cole: Ok to remove the trees and stumps.

- Vaughn: I bought 10 acres piece of land abutting Alpenwald, I would like permission to reach out to 2 different land surveyors to find the right of way.
  - Cindy: Please submit the request in writing and let us know who the surveyors would be.

- Joan: I see a lot of campers and a house with landfills.
  - Cindy: We are aware of 2 and we are working with them.
- Joan: I see a lot of litter on the side of the road. Maybe putting signs that say Do not litter with a fine.
- Ken: There are a lot of lottery tickets and nips bottles at the mailbox shed littered.
  - Cindy; Not sure if signs would make a difference.
- Jay: Maybe one sign at the mailbox.

- Kim: I want to address the lack of transparency from the Board. I have a concern that the Board operates without transparency and consistency.
  The minutes are incorrect and approved anyway.
  The community does not know what is going on.
  What is the violation process?
  The use and design committee does not have public meetings.
  Per minutes, the communication system was going to be put on future agenda. Not done.
  The Board picks and chooses the rules.

Rocco is here because of violations. Wayne is here because of violations. The community should know what the process of violations is.
Every committee is a Board member, that constitutes a Board meeting.
We have no money in the budget to address violations.
I am asking the board to clarify the violation process. I drafted the process.

- Cindy: The Board will decide on violations. We do not need an on-going separate committee for violations. The process is the same as it always has been.

- Tom G: Are we having special assessments for the new culverts?
  - Mike C: No special assessments. We budgeted $36,000 to have 3 culverts engineered. This will put us in a position, if something happens, FEMA gives us money to rebuild it. We are trying to be proactive.

- Vaughn: I love our community. You guys are doing great. We have to agree to disagree. I appreciate you all.

Adjournment: 11:03am Motioned by Cindy, second by Lisa. All approved

Respectively Submitted,

Johanne Dalo
Secretary