March 11, 2024 Alpine Village BOD Meeting

## BOD Attendees on call -

Phil Ragnio; David Campanella; Seth Fitts; Demetrios Papadimoulis; Bill Fontaine

Donna Desruisseaux; Ferd Carter

Also on call

John MacDonald (Property Manager)

Kathy McSweeney (Admin)

## Homeowners on Zoom call at start of meeting -

Chris Bishop, Mark Coyne, Mark Jacobs, Cheryl Corbett, Ron Ritter, Stephen Nadeau

Jeff Price, Krista Hilbie, Rachel Maginess, Annette Robinson

For April 1st unit owners should make sure their insurance policies cover the first $50,000 as the Master Insurance policy will increase to $50,000 deductible

## Open Questions From Homeowners: No questions from any homeowners

## President’s Report

* Shrub Fertilizer Phil can do it, costs $70 for 2 bags.
  + Unanimous (Donna not on)
* Insurance Change
  + 50k deductible will reduce insurance by 3k.
  + Paperwork Received
* Fireplace Inspections will occur: June 3-7 and June 10-11 for wood burning inspections.

Cleaning will be done as necessary.

Motion to accept – Yes (7) Phil, Dave, Fred, Donna, Demo, Bill, Seth; No (0)

Secretary’s Report

Email votes:

* December HOA Meeting Minute Acceptance
  + Yes (7) Phil, Dave, Fred, Donna, Demo, Bill, Seth; No (0)

Unit 105 claim above 25K policy deductible; should Alpine pay the ~4700 directly and not file a claim (yes) versus submitting to the insurance company (no)

* Yes (7) Phil, Dave, Fred, Donna, Demo, Bill, Seth; No (0)

Robbie Hiltz (minor) asked to tap 12 maple trees by the river for syrup

* + Yes (7) Phil, Dave, Fred, Donna, Demo, Bill, Seth; No (0)

Vote to approve the Armstrong Fireplace cleaning/inspection contract (Proposal 66058)

* + Yes (7) Phil, Dave, Fred, Donna, Demo, Bill, Seth; No (0)

Motion to accept - Yes (7) Phil, Dave, Fred, Donna, Demo, Bill, Seth; No (0)

## Treasurer’s Report

* Special Assessment has replenished the accounts.
* Accounts receivables in good shape
* Only 1 unit in arrears (other units owe Jan/Feb or less)
* Unit owner is out of the country and ran into issues getting access to his US account. Gor payment for part of the account balance. He said he would be in town in February but did not get here. Special assessment payment has also not been resolved. This homeowner has always been up to date. Recommendation was to give a few more months. The unit is $4100 behind in dues and $1000 in the special assessment plus some late fees.

- Board decided to wait a few months as they try to get in contact with him.

-Special Assessment

(data 1 week old) 34 have not made the first payment, Kathy has sent a friendly reminder to owners that have yet to make any payments.

* Only 2 or 3 have come forward to say that there was a hardship and needed more time to pay.

-Financial Statements received from CPA

- This came yesterday, Seth hasn’t looked at it deeply yet.

Property Manager’s Report

* Unit 105 Flooded Unit (from Phil)
  + Adjuster called back to talk about replacing the floor and setting the insurance amount property. The amount could increase as they get in and look deeper.
* Email regarding the roads (Seth)
  + Email came in today about bulldozer and the roads. John and Seth spoke- a hydraulic line blew and that was the source of the spills that the homeowner emailed about. The photos also showed some scraping (John said a plate had broken off the bulldozer and has since been fixed – this wasn’t a result of reckless driving).
* Unit 119 Update
  + Tree came down earlier today and smashed the deck railing. John cut it up and moved it. He also took down 2 birch trees that had snapped tops (on the main road). Assessing damages to the deck.
* Rot Repair
  + 6 buildings left and materials will be needed.
* Rot Repair budget for 2024 is $165k and have spent ~230k for the budget year ending June 30th.
  + 32 units repaired, 44 were scheduled for repair.

The board discussed the spend rate and ultimately voted unanimously on letting the rot repair continue this fiscal year at the rate the contractors can work.Rot repair for FY24 (July thru end of early fall) and early spring (early June-FY25) and will be discussed independently, May-24 and March-25.

* + - Yes (7) Phil, Dave, Fred, Donna, Demo, Bill, Seth; No (0)

Motion to accept - Yes (7) Phil, Dave, Fred, Donna, Demo, Bill, Seth; No (0)

Old Business – None

New Business

-Spectrum: No update

-Christmas Lights on several units

We are past the holiday season; Fred will write a letter having them come down.

-Weed/Mulch mitigation

Board discussed and board decided not to move forward or look into weed killer/etc.

Motion to Adjourn Public Session (Seth), 2nd Donna, unanimous