

HALP Executive Committee Meeting of 12/14/2020

Present:

EC: Presiding Officer: Darcy Johnson, Acting Clerk: Seth Wilpan; Jody Santos, Colleen Byrnes, Ruth Anne Lundeberg, Laura Wallis

ABSENT:

Homeowners:

A. HOMEOWNERS MATTERS

B. APPROVAL OF MINUTES.

MOTION: MOTION: Approve minutes of November 9 meeting.PASSED.

C. COMMITTEE REPORTS:

PRESIDENT'S REPORT

A homeowner recently questioned whether it is a violation of the by-laws to have a dog tied up outside. The bylaws do not specifically address this so Darcy will check the relevant town ordinances.

VICE-PRESIDENT'S REPORT

2 orientations :

- TJ Shields bought #31, planning extensive work
- Kit Langdon #42

PROPERTY OFFICER REPORT

- Shea will be onsite beginning 12/15 for ongoing work
- The Property Committee is compiling an inventory of needed repairs throughout the park
- [Minutes of the Property Committee Meeting – December 7, 2020](#)

FINANCE OFFICER REPORT

- There are 4 homeowners in arrears. Total arrears \$1705
- Overall our expenses are substantially under budget so far this year.

CLERK REPORT

No Report

AT-LARGE REPORT

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Laura: There was an incident in which a propane truck was blocking the road and another truck drove past it, coming very close to the house and disrupting the yard outside the house. Recommended that the owner contact the delivery company.

D. OLD BUSINESS

1. MOTION to sign up with [Call Multiplier](#), a phone/text notification system for urgent communication to residents? PASSED
2. Vote on Pancione Contract. Darcy has not yet had a chance to talk over the new contract with Mike Pancione. TABLED
3. A representative of empowered HOA gave a demonstration of management software that we are contemplating using. We will share our impressions at the next meeting.
4. Darcy contacted the Nominating Committee in an effort to fill the now vacant At Large position on the EC, but has not gotten a response. MOTION: Post opening for At Large position on the listserv. PASSED.
5. We have agreed to use email addresses associated with each position on the EC so that the accounts can be passed on to new people who assume those positions and the history of communication will be preserved. The new addresses will be posted on the website. As of now, new emails are active for Finance Officer, Property Officer, Clerk and At Large 1.
6. Patty McNanamy has agreed to manage winter storage at the Dining Hall..
7. After a few glitches we have confirmed that all EC members are receiving mail send to laurelparkec@gmail.com. This month Laura will be responsible for responding to emails and the EC will be copied in on messages so we know they have been responded to.

E. NEW BUSINESS

1. Homeowner Property Requests
 - a. Unit # 34 - Bob Burkhart - Request for Solar Panels on South facing Roof of # 34. MOTION TO approve. PASSED.
 - b. Unit # 57 - request for Repair / Replacement of existing exterior steps and existing walkway. MOTION to approve under the condition that building permits are provided if they are required. PASSED.
2. We have experienced overflowing trash and recycling bins, probably due to people being home more during the pandemic. The bottle and can bin has been especially problematic and upon reviewing the contract with the recycling contractor we realized that bottles and cans were being picked up only every other week. The contractor, USA Waste & Recycling, presented [a proposal](#) for

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- increased pick-up frequency for cans and bottles. MOTION to accept the proposal from USA Recycling to increase recycling capacity which will raise the monthly cost by \$85 to \$920 per month. PASSED.
3. Colleen presented a report of an [automobile accident](#). On November 27 a car crashed through the wire fence and came within about 6 feet of Unii #13.. Homeowner has safety concerns. The Property Committee is in support of a plan to increase safety; consider use of boulders as a barrier. MOTION to get an estimate for creating a boulder barrier. PASSED. Darcy will find out whether we can file an insurance claim for damage done in the accident.
 4. MOTION to accept the [proposal](#) from Bartlett Tree Experts for [Tree Inventory](#) and Survey . PASSED.
 5. Seth / Colleen: Knotweed plan for 2021. TABLED
 6. Empowered HOA demo at 7 PM
 7. Seth/Darcy - Set up a meeting with LPA to clarify management of common buildings. Meeting is scheduled for 6PM on December 15
 8. Darcy - Protocol for adding new homeowners to both listserves. TABLED
 9. Seth: Management of Homeowner contact information to make sure all lists are up to date. TABLED
 10. Laura: revision of the Rules And Regulations document. TABLED
 11. Darcy: Waiver of Article II with respect to ownership title for purposes of a property purchase; MOTION: The. EC will make an agreement with TJ Shields that he can purchase Unit #31 under the name of his LLC, Loom Properties, provided that after 6 months either the property will be on the market he will have to reassign the deed to himself or to a buyer.. PASSED
 12. Shea Tree Service will be at the park tomorrow to do some tree work. However, some of the work that would have required a crane cannot be done because there's no crane operator available. This leaves an excess of \$7,400 in our current budget with which we can accomplish other necessary tree work. The Property Officer estimates that work that has been identified will cost \$3-4,000. Since there is no time to follow the normal approval process, there was a MOTION to: Authorize the Property Officer to use her discretion in directing Shea Tree Service to perform the necessary tree work done. PASSED.
 13. Meeting adjourned 8:20 PM. Next meeting 12/28 for old business only.