

# Executive Committee

## Meeting of 11/14/2022

**EC:** Presiding Officer: Laura Wallis, Clerk: Aaron Bissell; Ruth Anne Lundeberg, Louis Hasbrouck, Sanda Hanig.

**Incoming EC** effective Jan 1 2023: Jill Taglia, Lauren Anderson, Kathy Murri, Andrew Lehman, Peter Russell.

**ABSENT:** Lauren Vitiello

**HOMEOWNERS:** Tryna Hope, Paul Powell, Margie Brenner, Joni Sexauer, Joanne Jaffin, Sean Patrick Maher, Margaret Bowrys, Frank Bowrys, Lauren Anderson, Kathy Murri, Andrew Lehman

### **HOMEOWNERS' MATTERS:**

#### **1. Approval of building plans for #80:**

- Condition of foundation prompted changes to building plan. New plan proposes tearing down the current house in order to build anew in the same footprint. Would use a concrete slab foundation anchored into unlaying bedrock without a full basement . New house will be only slightly taller.
- Dumpster to go across the road along North Warren Street (only needed for a week or two at most). Concerns about a dumpster interfering with parking and snow plowing. Sean Patrick Maher will shovel snow if necessary.
- Exterior of the new house is not expected to look out of place.
- **MOTION: Approve Building Plans, PASSED.**

#### **2. Septic Hearing set for #80: Monday, November 21, 2022.**

- Louis Hasbrouck agreed to post plans on the bulletin board tomorrow, Tuesday November 15th.

#### **3. Extension for water shut off at #76: Specifically who is responsible for costs, the homeowner or HALP, and what sort of approval is needed.**

- Concern that many houses in Laurel Park may have the same problem and that replacement of a shut off that still works could set a precedent. Bylaws seem to indicate that it is HALP's responsibility to fix. Question of fixing something before it breaks vs. waiting until it actually requires repair.
- **MOTION: HALP will pay to replace water shut off at #76, PASSED.** Laura Wallis will inform Pancione.

#### **4. Noise complaint from the owner of #111: Leaf blowing as part of LP fall cleanup, performed by Wittman Properties, subcontracted by Pancione.**

- Request that advanced notice be given before future cleanups.

#### **5. Approval of bathroom renovation for #49: Plan to remove the bathtub and install a shower. No dumpster required.**

- With no exterior changes being made, no EC approval needed.

#### **6. Social Union Use of Normal Hall Kitchen on Thanksgiving Day: SU would like to host a Thanksgiving dinner in Normal Hall. Most cooking to be done at private homes, turkey to be**

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cooked in Normal Hall. SU would deliver to homes at request. SU would also have take out available. SU understands there is no water, bathroom, or heat.

- **MOTION: Approve Social Union use of Normal Hall on Thanksgiving,**
- Discussion: allow use of heat. Louis Hasbrouck volunteered to sit in the HALP office to allow use of that bathroom. **PASSED.**

## APPROVAL OF MINUTES

**MOTION: Approve of minutes of 10/10/2022, PASSED.**

## A. REPORTS:

### a. PRESIDENT'S REPORT

- #60 foreclosure auction November 29: Sale has been advertised in the Gazette.
- **MOTION: Nominate Aaron Bissell to take over as Clerk for Seth Wilpan who no longer owns a house in Laurel Park, PASSED.**
- Discussion of having Andrew Lehman take over as Vice President now rather than in January.
  - **MOTION: Have Andrew Lehman take over as VP immediately, WITHDRAWN.**

### b. FINANCE OFFICER'S REPORT:

- Investment plan update and request for additional account signers
  - Discussion of investing in CDs.
  - Need for additional signatory from the incoming members of EC.
- October expenditures
  - Unusually high legal fees
- [Year to Date Expenditure \(Actual vs. Current\)](#)
  - Concerns about possibly going over budget before the end of year. There is still money that has been earmarked but is unlikely to be spent. Ruth Anne Lundeberg will check with Pancione.
- [October Balance Sheet](#)
- [Report from a Finance Officer's meeting with Pancione on 11/09/2022](#)
- **MOTION: Approve extra \$10 per visit for snow blowing with Pancione's snowblower instead of buying new snowblower for Laurel Park, PASSED.**
- Pancione getting new HOA software. May come with some added expense for HALP.

### c. PROPERTY OFFICER'S REPORT

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- Still some tree work to be done. May require a crane near septic systems. May need to wait until next year. Laurel Park is averaging about \$200 per house on tree work each year.
  - Still some concerns about septic systems including:
    - #48 (work ongoing)
    - #80 (awaiting approval)
    - Normal Hall (needs to be addressed before reopening next year)
    - Dining Hall (tank is failing/caving in, may need to replace system entirely)
    - Possible unapproved replacement of tank at #9 (Louis Hasbrouck will check up on what's been done, will follow up at later date)
    - #77 needs a new system (a new plans just arrived, Louis Hasbrouck will contact homeowner to advise her about septic hearing process)
  - Louis Hasbrouck is working on transitioning the Property Chair position to Peter Russell. He's encouraging people to start contacting Peter. Peter has access to the Property Committee email address and would like people to use that as their primary means of contacting him on property issues; he does sometimes answer his phone at (817 550 7227).
- d. CLERK REPORT
- Method of distributing EC Monthly Minutes: Resume posting minutes at bulletin board. Discussion of sending minutes by email.
  - **MOTION: Post minutes at bulletin board and send via email with attached pdf to the official google group, PASSED.**
- e. AT-LARGE REPORT
- None
- f. LONG TERM PLANNING COMMITTEE REPORT
- None

## B. OLD BUSINESS

1. **LPA agreement:** Discussion on LPA agreement with HALP.
  - Would the Social Union be required to pay for events under section 7 of agreement? Probably not.
  - What costs/expenses are covered under section 9? Could HALP charge LPA for electric use during events? Unclear.
  - **MOTION: Approval of Agreement, PASSED.**

## C. NEW BUSINESS

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1. **EC transition planning:** Including selecting one of the newly elected property committee members to complete the term currently held by **Peter Russell**. He's elected Property Chair, effective 1/1/23 and will have to vacate his position on the property committee.
  - **MOTION: Appoint Louis Hasbrouck to complete Peter Russell's one remaining year on the Property Committee, PASSED.**
  - Incoming EC members may need to discuss changing the time of monthly EC meetings because of scheduling conflicts. Andrew Lehman (incoming Vice President) volunteered to get a conversation started.
2. **Website management:** Continue to ask Seth Wilpan to consult on the website as needed. Aaron Bissell (the new Clerk) can manage day to day things and also ask Lauren Anderson (incoming EC member at large) for help as needed.
3. **Septic policy:** Two different versions are posted on the website. Determine which one is the correct version.
  - Laura Wallis resolved the issue. The version of the septic policy included in the orientation package is now the same as the one available directly from the website's drop down menus.
4. **Dining Hall Winter Storage:** Discuss whether or not it's an option this year, who's in charge, and how it affects recreational activities in the dining hall. **TABLED.**
  - Need to find someone to take charge. Aaron Bissell volunteered to ask Patti McManamy, who has organized winter storage in the past, if she would be willing to again this year.

Meeting adjourned 9:01 pm November 14, 2022

Next meeting: Septic Hearing November 21, 6:15 PM via zoom