

# Executive Committee

## Meeting of 12/12/2022

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

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

### **ABSENT:**

**HOMEOWNERS:** Tryna Hope, Ani Rivera, Jill Taglia, Lauren Anderson, Andrew Lehman, Peter Russell

### **HOMEOWNERS' MATTERS:**

1. **Tree pruning/removal request - #59:** Homeowner's Insurance Company says one tree needs to be pruned and two smaller trees need to be removed.
  - Smaller trees aren't included in tree inventory.
  - Homeowner has been given a deadline around May 2023. There may already be tree work planned for around April 2023.
  - Question of who would pay for it.
  - **Motion to approve necessary removal and pruning of trees at HALP expense. PASSED.**
2. **Makerspace: Motion to delay discussion until #57 can attend. PASSED.**
  - Lauren Anderson did arrive. Makerspace is ready to launch. Have waiver forms and contracts ready. Want to touch base with Pancione first about liability. Question about who would collect the fees and paperwork.
  - Currently no working heater, but there is electricity. May want to ban space heaters.
  - Question of how to dispose of leftover materials.
  - Request that documents be sent to EC for review in advance of the January meeting.
3. **Question from #24 about future of #60:** Mortgage holder has bought the house at auction and plans to fix it up to sell it as fast as possible.
  - They have committed to paying the house's unpaid condo fees.
  - They still need a new homeowner orientation.
4. **Possibility of Renting Storage Space - #74:** Homeowner wants to rent indoor space from Laurel Park to store some of his business samples.
  - The Bathhouse might provide a possible location. One side of the bathhouse is not currently empty.
  - Homeowner isn't concerned with items being stolen, they are of little value. Would use shelving to elevate above floor level. Would also like to attempt to seal up holes against small animals. Would be a long term rental, years not months - perhaps 4 or 5 years. Would like to move in sometime this winter.
  - A fee of \$25-50 per month was suggested. Would be willing to sign a waiver to protect Laurel Park/EC should items be stolen or damaged.
  - HALP would still have a key to access space.

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- **Motion to deny request by #74.** Discussion: Could set a precedent. Concern that the bathhouse is not in very good shape. Concern over allowing long term use by one resident exclusively when common builds are generally open for everyone's use. There's not enough space for all residents to have storage space. Motion to request that the Property Committee investigate use of the bathhouse for community storage.  
**PASSED**

### APPROVAL OF MINUTES

**MOTION: Approve of minutes of 11/14/2022, 11/21/2022, and 12/01/2022. PASSED.**

### A. REPORTS:

- a. PRESIDENT'S REPORT
  - 1) Thanks outgoing EC members for they're work and wishes new EC members good luck.
  
- b. FINANCE OFFICER'S REPORT:
  - 1) Expenditures paid in November
    - a) [November Balance Sheet](#)
    - b) [November Budget v Actual](#)
    - c) [Updated October Finance Sheet](#)Earlier report was improperly calculated using the wrong basis by Pancione.
  - 2) Current financial position
  - 3) Questions from current and future EC members
    - a) Question about income for the year vs. current income. Income posted is planned income not actual income, meaning that unpaid fees are not accounted for.
    - b) Question about how stipends are shown on budget vs. actual sheet. Ruth Anne will research further and welcome more questions.
      - Request for budget documents that are easier to understand.  
Recommendation made for current treasurer Ruth Anne, incoming treasurer Kathy Murri and accountant from Pancione to have a meeting to create budget documents that are easier to understand.
  
- c. PROPERTY OFFICER'S REPORT
  - 1) Trees were removed.
  - 2) Still septic work ongoing.
  - 3) Property committee focusing on winter maintenance.
  - 4) Wants to create a list of priority items and a plan for next year. Especially for the Dining Hall and replacing trees that have been cut down.

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- 5) Wood chips remaining from tree cutting are still available for potential use at the playground but they're pretty jagged. Chips may need to be reground. Need to know which tree trunks to keep for potential use at the playground.
  - 6) Concern that there may actually be a septic field near the playground.
  - 7) Clarification about trees around septic system for #77. One living tree (medium to large birch) and one dead/dying smallish tree will be removed.
- d. CLERK REPORT  
See Website and Google Drive items in Old and New Business sections.
- e. AT-LARGE REPORT  
No Report.
- f. LONG TERM PLANNING COMMITTEE REPORT  
No Report. Suggestion to add Dining Hall to long term planning. Might be better to keep the Dining Hall in the EC/Property Committee's purview.

## B. OLD BUSINESS

1. **Dining Hall Winter Storage:** Since Dining Hall is unlocked, people can just leave things without signing the waiver form or telling anyone they are doing so.
  - o Concern about where stored items are placed. It has been requested that items are left along the interior wall to leave other spaces open for Margaret Bowrys's movement classes.
  - o Suggestion that perhaps Margaret could use a different space, perhaps Normal Hall.
  - o Question of closing Dining Hall to make winter storage easier to handle.
  - o Sandra Hanig will reach out to Margaret, Dennis Tarpey and Patti McManamy.
2. **Possible Unapproved Septic Work near #9:** EC president sent email and letter via US Mail requesting information.
  - o Homeowner has left a report at the EC offices. EC still needs time to review the report on the work done.
3. **Further discussion of Accessing Minutes on Website:** EC is happy with how access is currently managed.
4. **Transition to new EC:** Including possible changes to time of EC meetings and switching access to official email accounts. Discuss new standard meeting time starting in February 2023 in time for the next monthly EC meeting on January 9th. Reminded EC members to transfer EC email accounts to incoming EC.

## . NEW BUSINESS

1. **Storage Space on EC's Shared Google Drive:** Peter Russell has a thumbdrive with property committee documents on it. He would like to add it to the EC's google drive, but there isn't currently enough storage space.

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- Other EC members, including the president, also have data not currently stored on the shared drive.
- The EC can increase its space to 100 gigs, but it would cost \$1.99 per month or \$19.99 per year.
- **Motion to buy more storage space for the EC's shared Google drive: PASSED.**

### **2. Can we create more trailer parking?**

- Trailer parking may already be on Rockridge property.
- Not yet clear if more space is needed.
- **Motion to table discussion. PASSED.**

## **D. Executive Session**

**Motion to enter executive session. PASSED.**

There was discussion, but no voting took place.

**Motion to leave executive session. PASSED.**

Meeting adjourned. 8:43 pm

Next meeting: January 9, 2023 at 6:15 pm via zoom.