

Annual Meeting Minutes October 18, 2008

Present and conducting the meeting were Executive Committee members Kathy Murri, Sheila Rhodes-Dow, Cate Kokonowski, Jenny Pelisier and Wendy Kane.

President Cate Kokonowski asked for the reading of last year's minutes and proposed that the minutes be accepted as amended. The vote was 27 yes, no 0

There was a reading of the Special Meeting minutes and there was a proposal to accept them as written. The vote was 22 yes, no 0

### **Orientations:**

Following the review of minutes there was an overview presented by Sheila of the orientations that had been completed during the course of 2007. Eight orientations were done.

There was a request from the homeowners #47 and #85 that they want the names of new people posted on signs at the post office.

### **The Property Summary**

Since Property Manager Dave LaMotte was not present, the report was presented by Jenny Pelissier.

In the spring of 2008 we again lost our groundskeeper, Irv Sanders who had been such an amazing worker. He left in March. The new groundskeeper was hired after a search, his name is Terry Johnson and he stated he had experience in civil engineering matters and may be able to help us with drainage issues.

There seemed to be an excess of leaves this past November. Mower and leaf blower repairs had to be made. We began to develop a five year plan on trees with the tree specialist. Starting in the spring we began to face drainage problems and felt we might be dealing with ongoing problems regarding the drainage in Laurel Park. Terry worked to repair #113-#116, and cleared out the basin. Roots were blocking drainage. The EC felt they need to develop a plan also on the drainage issue.

### **The Purchase of LPA Land**

There was a discussion of the purchase of the circle land and buildings for \$63,500. LPA has a license for tabernacle and a lease for office.

### **The Budget**

There are two parts to the budget: The condominium trust and parcel #64. These two budgets are separate as the association owns the new property but it is not part of the association yet. This will require a change in the master deed. We are not sure of all of the costs, including the first year of taxes since this may call for a different classification for tax purposes.

The changes in the budget since last year were discussed.

As a result of these changes there will be an increase in insurance. However there is a proposal for a decrease in the amount of stipend payment: As a result of our proposal to decrease the number of EC members there could be a reduction to reflect the proposed five member EC.

Other property issues: Normal Hall: We assessed the condition of the building and heating ducts, and assessed the work that would need to be done. The building would need to be winterized, heat is escaping. There are unattached ducts in the attic. We need to discuss the options of Normal Hall being sold as a residence; the septic has failed and must be fixed within 2 years.

There is also pressure to have Normal Hall for HALP and LPA use, particularly since LPA needs this area for services. The issues are the cost of building to be repaired vs. use. Estimates are that there could be income of \$3,000 from the property, just to loan it out for use. We also need to look at the actual cost for water at Normal Hall. Water is off Nov-April.

Copies of 2007 year financials will be made available for review shortly.

The EC did consult the HALP Lawyer about the transition with the parcel #64 land. He informed HALP that it was necessary to get the master deed changed before selling any of the property. In addition he suggests we provide 60 days notice to tenants if they are required to move.

### **By-Law Discussion**

#### **The EC at 3.4.1 proposed changing to two year staggered terms**

Homeowners made the following comments:

#69 stated that it made sense to create a Board where there was not a tied vote. #49 felt it opened a can of worms and could exclude people, that specifically LPA tried this in the past and it did not work 10 years ago, and he felt discouraged people from serving.

#69 spoke against general stipends, or felt it should be based on the amount of work, and proposed that the EC should pay different people different amounts.

Other homeowners stated it does not make sense to reduce the stipends, the stipends encouraged all to be willing to do this job, not just those who could afford to not take stipends.

Kate spoke and responded that the EC felt that stipends should be equal based on fairness and inclusion and anyone who participates does not do it for the money. We would much rather all be paid an equal share.

A homeowner stated they appreciate those who do this work—it is a lot of work. Another homeowner stated how well the group has worked together. If one person is paid more or less, it may affect the camaraderie and the unity of the group.

#52 felt the change would avoid the cumbersome # of required EC members, that the change proposed was clearer on the year terms,

#69 stated that the EC needs to define roles

Kathy spoke about staggered terms working better in getting EC members up to snuff on what is going on.

#111 spoke strongly about really supporting staggered terms.

#68 stated that the staggering of terms ensures experience, and continuity. There was a recommendation by one homeowner to have three year terms, however the general feeling was there would be difficulty if people resigned in the first year

#68 called the question; #111 and #109 seconded

Vote: 27 for, 0 opposed, 1 abstention.

### **Section 3.4.2 Change in the # of EC members from 6 to 5**

One homeowner proposed that we add a member at large. The discussion concerned the question should it be a member at large or liaison member; what role should it be?

A homeowner said it was scary to reduce members no matter how wonderful; it was a dangerous precedent.

Vote to add member at large: 16 yes; 9 no; 1 abstention

Vote on amended by-law; Vote: 21 yes, 7 opposed

### **3.4.3 Term limits of EC members**

No discussion( or discussion earlier)

Vote: 29 yes, 0 opposed.

Discussion: #69 proposed an amendment to change may to shall

Vote on amendment: 26 yes, 0 opposed, 1 abstention

### **3.11.3 Vice President duties combined with orientation officer**

Yes 27 opposed 0

### **3.11.4 Duties of clerk**

Proposed change: The Clerk shall take minutes at all HALP meetings and present those minutes to the Executive Committee no later than four weeks after the meeting is held. Minutes from HALP meetings will be presented to unit owners for approval at the next regular HALP meeting.

#4 said change did not ensure mass distribution of minutes to HALP within 4 weeks

Vote: 0 for, 25 against, 1 abstention

### **11.5 A proposal for Building #1 to sell as an owner-occupied unit with accessory apartment, year-round and continuous**

Several homeowners responded to this proposal: #2 was concerned about apartment; #49 also felt the subject was restricted to the bylaws and the accessory apartment was a middle ground; Cate requested a vote be cast on the accessory apartment

However, more homeowners made comments: #109 stated as long as the unit is owner-occupied she thought it was fine #15 felt we should check with attorney #68 questioned now that we own this building; what about the master deed?

Kathy stated that the bldg will be subject to the bylaws when sold.

#69 stated that the bylaws govern the EC's authority to control the building and #69 felt it was safer trying to sell it as single family. #76 felt that homeowners had already voted on it; going back to a single unit, was a moot point

A homeowner stated that under 11.5.1 it says that unrelated people can't live there, another homeowner said that rental law for # of bedrooms in building #1 limits # of unrelated people who can live there

Cate pointed out that the bank might be more willing to do mortgage on house w/apartment, the discussion was that it can now rent for 6 months.

Vote: 28 yes, 0 opposed, 0 abstain

### **11.5.1 Who can live in units and the specifics of eligibility for hardship exceptions to time limits for rental units**

24 yes, 2 opposed

### **11.8.4 By law proposed to require that dogs be under the control of the owner and not allowed to be tied out**

There was a very lively discussion about this proposal:

There was a review of the Northampton leash law.

One homeowner stated sadly there are more and more bylaws in the park created as a result of one or two problems that have occurred. There were questions about whether

we are under the city ordinance. Another homeowner questioned what about not extending into the next person's property. Also another homeowner questions the difference between the City Code and HALP. #32 stated what about the 15 feet or half way to the next unit: is that correct as limits for allowing a dog out with you ?

#43 discussed escaping Rottweiler in the park, the dog was not under control ; #49 suggested let's be pro-active and take Danny's suggestion since Danny's proposal comes with a difference. #76 wants to have dogs in cars restricted, and one homeowner felt that there was a problem with certain dogs being outside. #59 felt that even if anyone violates this, no dogs should be tethered outside. #112 likes Danny's' provisions

#52 stated we should trust people to make good judgments re their dogs, they felt the bylaws are too plentiful, and discourages people from living here.

Vote: 27 yes, 2 no, 0 abstention

### **11.8.13 restricts the cutting or planting of Trees**

Too broad #69 and #32

How do you define a tree, one homeowner asked?

Vote: 22 yes, 4 opposed, 1 abstention

### **11.5.1 By law re building #1**

Amendment proposed by #25: bldg one has to be primary residence of its owner

#109 accepts the amendment #68 owner-occupied bylaw; Vote: 19 yes, 5 no, abstained 0

#68 Asked if EC would take steps to protect rights of tenant in case of eviction. Create situation of tenant at risk

Kathy pointed out any renter is no more at risk here than anywhere else.

### **2.5 Bylaw to change non-discriminatory clause to include sexual orientation**

Vote: 23 yes, 0 no

There was a brief review of changes to the EC Board: it was pointed out that the President does not vote, but can only be the deciding vote if there is a tie. It was also stated that in a larger board we could have unfilled positions, so why not try these changes for one year since it was hard to get people to volunteer.

A new nominating committee was assembled. The new members are David Baker, Anita Weigel, and Ron Michonski. The Nominating Committee puts forward the slate:

Kathy Murri, President

Sheila Rhodes-Dow, Vice President

Ron Michonski, Finance Officer

Wendy Kane, Clerk

Jenny Pelissier, Property Officer

Robin Levine, Member at Large

Yes 22 No 0

The annual meeting was adjourned at approximately 12:00pm.