

## Proposed Minutes of April 20, 2009

Present were Executive Committee members: Sheila Rhodes – Dow, Wendy Kane, Kathryn Murri, Ron Michonski, and Jenny Pelissier. And Robin Levine. Property Manager Dave LaMotte was unable to attend the meeting. The EC meeting began at 6:30 PM.

The minutes from the April 1<sup>st</sup>, 2009 meeting were reviewed, amended and moved to accept them as amended. Copies of all minutes will be sent to the homeowner's assoc. and Mr. LaMotte for record keeping.

### Property Issues

1. #117 came to the meeting to discuss several issues, first was their inability to reach and get a response from the property manager Mr. LaMotte. That issue has been dealt with. In addition the homeowners requested replacement of plantings (bushes) damaged during the excavation due to broken water pipes, and re-grading and reseeding of the land around their house. They also submitted a proposal to the EC requesting the approval a moveable platform/deck for their house. The EC discussed and voted on those issues and concluded that under the By-Laws plantings on common land are not subject to replacement by HALP. However HALP does agree to re-grade and re-seed the land around the house that had been damaged. After a lengthy discussion the EC voted to not approve the moveable deck/platform. The HALP EC has written the homeowners to offer to work with them to try to resolve their concerns around drainage near the cottage.
2. It was brought to the attention of HALP EC that the Community Garden area had been disturbed by the groundskeeper in his belief that he had to remove piles of debris. The Property Manager Dave LaMotte will be directed to address this issue with the groundskeeper.
3. The EC researched the restriction on amplified music and discovered it did not apply to the Tabernacle. The LPA leaders will be informed of this fact but will be cautioned on noise By-Law limits.
4. A surveyor has been lined up for addressing the survey needed for master deed changes. Once that is complete the EC will need to set up a special meeting to approve changes to the master deed in order to sell the post office.
5. The By-Laws have now been updated. Robin and Wendy completed updating the index. Copies will be provided to homeowners as soon as the last page from the attorney is received.
6. #51 came to address the EC about property management. He offered his services and expertise on property issues. The EC listened to his presentation and very much appreciated his concern for the park. The EC told him they would discuss this further and get back to him.
7. The EC reviewed the Groundskeeper's work in the park, specifically the daily work logs he is now being asked to complete and came up with a work list requiring immediate attention.
8. The EC next reviewed the information that had been provided by the Property Manager regarding fee payments and any delinquencies by homeowners. The EC is directing the Property Manager to immediately send notices to any delinquent accounts and inform the homeowners of the next steps that will be taken to collect for the delinquencies.

9. #52 came to the EC to discuss a proposal for several issues. The first issue was the creation of a perimeter drain around the house to collect drainage water and redirect it into the street. This would be achieved by putting gravel over a landscape fabric between #52 and #53 and #47 to redirect water. In addition #53 also wanted approval to put paving rock into a walkway going out 40 feet from the house and also into an area to the right of the house. The estimate the homeowners gave was that it would take a 3 month period. The homeowners requested to store materials to the left of the house.

The EC listened to the proposal and agreed to try to respond within a short period of time.

10. The EC next reviewed a request by #24 to respond to several issues. The EC got back to the homeowner.

The meeting was adjourned at 9:05 p.m. Respectfully submitted: Wendy Kane, clerk