

Minutes of August 10th, 2009

Present were Executive Committee members: Sheila Rhodes – Dow, Wendy Kane, Kathryn Murri, Ron Michonski, Jenny Pelissier and Robin Levine. The EC meeting began at 6:30 PM. The minutes from the July 22nd, 2009 meeting were reviewed, amended and accepted as amended. Copies of all minutes will be sent to the homeowner's assoc. and Mr. Pancione for record keeping. .

Review of Special Meeting plans: The EC discussed the format for the meeting. Kathy Murri will present an outline of the factors in the decision to move from groundskeeper to landscaping firm. In addition we will discuss the procedure for amending by-laws and open up the EC mailing to any resident who would like to propose changes so we can include the changes with our mailing.

Assignments were also made regarding the annual meeting. Notes will be taken by two EC members Sheila and Wendy and Robin will keep track of minutes and apply Roberts Rules.

Property Issues

- 1 #117 contacted the EC and reported that they still had not had all the needed landscaping done to repair their back yard. The EC will contact the homeowners to get a list of what still needs doing and get the information to Mr. Pancione to get the tasks done.
2. Mr. Pancione has proposed lock boxes to hold the keys for certain areas i.e. water shut offs. The EC has questions re how emergencies will work and will ask Mr. Pancione for clarification. The EC basic strategies to educate Homeowners re both internal and outside shut offs.
3. The EC has decided to leave the air pump on for use due to requests from Homeowners.
4. Mr. Pancione strongly suggests we run certain issues by our attorney regarding the condition of #13 and #48. Mr. Pancione believes neither place will pass code and should be fined for their condition, should be reported to BOH for further action. The EC will consult their attorney
5. The EC needs to check on getting a one day dumpster for the salt barn area to be used for refuse in that location. .
6. The EC discussed further actions regarding the lawsuits filed by #83. The EC are working with the attorney regarding the lawsuit.
7. There was a review of tree and brush work requests needed. They were 5 dead hemlocks near the salt barn, 1 hemlock at the corner of Northampton Street, a birch tree at #85, A pine at #11, on right side of driveway, dead pine at #44 (pink spot on tree), trees between #50 and #51, pine, apple needs trimming also trees in the wires at #22. Requests were sent to Mr. Pancione to consult with the tree specialist.
8. Markers need to be resituated at the entrance to the road, this will be passed on to Mr. Pancione.
9. The dining hall needs to have “no parking” signs for the lawn. Visitors to the tabernacle have been parking too far into the lawn area.
10. The EC contacted Mr. Pancione to evaluate and make plans to address the pot hole situation before winter.

11. The next meeting of the HALP Executive Committee was set for August 31st in the HALP office. The following meeting will occur the week of September 14th immediately before the budget and by-law meeting scheduled for Saturday, September 18th at 9am. .

Meeting was adjourned at 9:15pm

Respectfully submitted: Wendy Kane, clerk