

Minutes of November 5th, 2009

Present were Executive Committee members: Sheila Rhodes – Dow, Wendy Kane, Kathryn Murri, Jenny Pelissier, Ron Michonski, and Robin Levine. Mike Pancione also attended the meeting. The EC meeting began at 6:30 PM. The minutes from the October, 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.

There was a review of the proposed budget by Ron and Kathy. The EC voted to accept the amended budget proposal.

Property Issues

1. #65 put up a fence and failed to get EC authorization. She asks that fence be allowed to remain, since it is no longer being used for her dogs to be out, and is ok with her neighbors. The EC discussed the issue at some length and decided that even though the current neighbor is ok with the fence, it is a structure that goes beyond the footprint of the house, and could restrict access to the use of community owned property. 11.7 states no unit owner may extend their unit beyond the footprint of the unit without prior authorization. The vote was to ask the homeowner to remove the fence. A letter will be sent to the homeowner.

1. Mike Pancione (property manager) presented information about work in the park:

- a) The drainage behind #105 and #117. All catch basins are now clear and a white stake is there for service direction.
- b) Electricity is now in at the maintenance shed for an air pump. The electricity was changed from fuses to a circuit breaker.
- c) Mike has also arranged for draining the water and shutting off water at the Dining Hall, Normal Hall and summer cottages.
- d) The dining hall roof repair is completed. Lights at Mailboxes are now on cell and will automatically change in daylight or darkness.
- e) The sand buckets are out.
- f) There was a major crack in the water main near the Dining Hall. A date has been set for Mike to meet Northampton city Water Department to review the status of the water main located near the Dining Hall. Further word on this repair will be reported as soon as possible, and needs to be completed before it freezes.
- g) Man-hole covers have been put in place to cover incorrectly covered man holes in the park. (The one near the garden is currently covered by wood)
- h) Snow policy meeting is set for Nov 19th. A card will be sent to alert homeowners.
- i) Car verifications are being distributed also and can be found on the HALP door for people to complete information about their cars to avoid towing errors.
- j) Tree work will be completed next week also.

2. #83 proposed to redo the space she parks in with new gravel. The EC discussed this and provided approval with conditions 1) that the contractor provides certificate of license and 2) that she be responsible for the maintenance and repair of the space where she parks and if service is available and if she chooses to have HALP plow the area, the by-law conditions now in place as of the 2009 annual meeting applies.

Old business

1. Discussion of continued annual meeting agenda
 - a) Remaining by-law
 - b) Master deed
2. The landscape company cannot guarantee a specific day of the week for leaf pick up. The EC discussed convening ad-hoc property committee to consider leaf pick up issues
3. Potholes: discussion about ownership of road to Rockridge. The EC is planning the second round of pothole repairs.
- 4 Budget: There may need to be an adjustment following annual meeting decisions Ron will have that ready for the continued meeting.

5. New business

- a) Homeowner issue: speeding cars. Jenny has been talking to both the agency who hires the gentleman who has been a subject of speeding and also has spoken with the local police about him.
- b) Dump run—The EC is researching the most efficient and least costly way to have this done.
- c) The EC is collecting information about homeowners' vehicle identification and getting license plate info updated for emergencies/snow plowing.

Meeting was adjourned at 9:30pm
Respectfully submitted: Wendy Kane, clerk