

Minutes of December 3rd, 2009 Present were Executive Committee members: Sheila Rhodes – Dow, Wendy Kane, Kathryn Murri, Jenny Pelissier, Ron Michonski, and Dan Richardson. Robin Levine was unable to attend.. Mike Pancione also attended the meeting The EC meeting began at 6:30 PM. The minutes from the November, 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.

Property Issues - management company

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

- a) Leaf pick up will be completed over the next few days. **The landscapers leveled out an area to the right of the sand barns for a leaf deposit area.** Although a member of LPA authorized that leaf dumping can occur on their property. The landscapers intend to take down a few trees there to make the area bigger.
- b) There was feedback from several companies that it would be wiser to wait to do the repair to the water main near the dining room until spring. Basic preventive measures will be taken to prevent freezing and support the rusting pipes. There is some likelihood that there may need to be a special assessment to cope with these costs, however the EC discussed having this fee come in gradually rather than come in all at once in order to reduce the financial effect on homeowners.
- c) There was a water shut off problem at #112 which now has been resolved.
- d) Mr. Pancione has met with specialists on the issue of septic composting to see if that arrangement could save us money and resolve problems for minimal usage places such as the dining hall and Normal Hall.
- e) A decision has been made to get notices from Pancione to #13 and #48 requesting proof of insurance and request that they get up to code or face fining penalties. It was acknowledged and discussed that several other properties might also face this problem or have structures on them that could represent a danger to homeowners.
- f) Issue: fill Northampton and Springfield lot to bring it up level with the road. There was a discussion that given the changes in the weather, it may be better to wait till spring in order to get the gravel set in place before being subject to plowing.
- g) A Title 5 was to be done for #69 while the ground was not frozen.
- h) #11 has requested a sign to advise homeowners of what to put and not put in dumpsters, such a sign will go up as soon as possible.
- i) There will be a letter fining #102 for one month due to the extra length of a stay by the renter
- j) The snow policy will be distributed via the list serve and posted for homeowners. Forms will be put in the PO for plowing and no plowing requests..

Property Issues

- a) The question has come up as to whether #94 adhered to his approved construction request and may be off the footprint of his house. The EC will invite him to a meeting to discuss this with him, in order to come up with a solution.
- b) There was further discussion to determine if the letter to #65 will request the entire fence be taken down or just the part to the neighbors house, It was decided the EC meant the entire fence to come down.
- c) #83’s request to gravel the place where she parks was approved
- d) #50’s request to repair the roof was approved.
- e) #108 may have winterized his porch without EC approval or Northampton permit.. The EC will ask for a copy of the permit/construction and ask it be sent to Mr. Pancione.
- f) The EC is still collecting information about homeowners’ vehicle identification and getting license plate info updated for emergencies/snow plowing.

g) There was also a discussion of the stipend and stipend options .

h) The EC is making note of the new potential by-laws for next year

1) houses must be insured(currently may already be a requirement of condo associations) not yet a HALP by-law

2) Construction should have expiration date

3) Homes must be habitable

Meeting was adjourned at 9:30pm

Respectfully submitted: Wendy Kane, clerk