

Minutes- HALP Executive Committee meeting- April 8, 2010

Present: Kathy Murri, Sheila Rhodes-Dow, Jenny Pelissier, Wendy Kane, Ron Michonski and Robin Levine

Regrets: Dan Richardson,

Visitors: Joan Brown Randy Ross, Kate Richardson, Danny and Susan Morris, Greg Kline, Dan Drollette

Meeting started promptly at 6:30.

1. Housekeeping

a. Review and approval of 3/16/10 meeting minutes: minutes were corrected by EC members. Robin Levine moved the minutes would be accepted as corrected, Kathy Murri seconded and the minutes were approved as amended.

b. Next meeting will be April 29th at 6:30. Followed by a meeting on May 20th, 2010.

2. Requests by homeowners in attendance

a. #7 requested approval for porch renovations to winterize and also requested that tree between #7 and #6 be taken down as it is dead and a hazard.

b. #69 requested that forms for selling their house be forwarded onto real estate agent

c. #20 requested that system worked out by gardeners be used for disposal of leaves and brush to ensure composting can occur. A drawn plan was made to show the landscapers and Darren where disposal of shredded leaves was to be dropped and plan was to be given to the property manager

d. LPA has requested a Mayday event in the Dining Hall

e. LPA considering assisting with funding for septic repair for Normal Hall, would like to arrange to find out details

f. #62 requested that he be allowed to reconstruct addition to his place where bathroom and kitchen were taken down and will be reconstructed. He will present plan and construction will occur in mid-summer. He also requests that the 2 hemlocks behind his property be examined for removal.

3. Property Issues:

a. #52 has made request for creating a new walkway- her plan was approved with time conditions

b. #52 also requested that a fine levied for a dog violation be waived, this will be addressed by the EC.

Pancione report

a. Mr. Pancione provided the EC with a financial report which shows that everything is on track. There was an estimate for \$10,000 for water main repair for the Dining Hall main which supplies the upper Park

b. There was road work needed on the hillside and near #117. Gravel was put down to address pot holes and drainage issues

c. Mr. Pancione is reviewing the tree list and making decisions with consultation of what is the most critical tree issues. The decisions need to be made on what trees need to come down and what can merely get by with trimming.

d. Decisions need to be made on whether to paint both Normal Hall and the Dining hall

- or both
- e. Mr. Pancione is getting the cost for septic repair of Normal Hall and get that info to LPA. The Normal Hall capacity is 96 people.
 - f. Mr. Pancione is removing an abandoned refrigerator and removing and replacing an old hot water heater in the Dining hall. Mr. Pancione's employee will assess oven and make any small repairs.
 - g. Mr. Pancione's employee will also put up wire fencing that is coming down near route #5.
 - h. Spring Clean up is planned to be completed(weather permitting) on May 1. Regular mowing and brush and grass pick up will begin, weather permitting, May 15th. Pick up of piles will occur Monday and Friday(weather permitting).

Other Property Issues

- a) There has been a dog complaint about #35's dog being off leash. In addition complaint occurred at the same time about her unleashed dog nearly being struck by a car. A letter of warning will go out
- b) Additional complaints have been made about #65's dog being off leash. Again a letter will go out warning the owner to have the dog on leash as per Northampton leash law.
- c) The EC were requested to open the Dining hall, notice needs to go out to those who have stored canoes or Kayaks in the Dining hall to pick them up, Jenny will notify
- d) A motion was made by Robin to approve the request of #7, Kathy seconded and motion carried. Motion was made by Sheila and seconded by Robin to approve #62 for 6 month work proposal with conditions. Conditions are if he provides proof that he will keep within his footprint with planned drawing and building permit. A motion was made by Kathy to approve #52's request for a walkway with conditions. If all debris and the woodpile are moved within 15 feet of the unit but do not block egress or access to neighboring unit owners. Each homeowner will get a call or letter informing them of approval. Jenny will also complete approval from HALP for building permits.
- e) The EC reviewed plans for meeting with the MCAD. Four EC members will attend so that they have a quorum for decisions.
- f) The EC are reviewing issues re #94 footprint problem with the HALP attorney.
- g) A meeting was held between Mr. Pancione and the ad hoc property committee re data tracking and strategic planning.

Other EC business

- a. Ron will check Box #70 for any correspondence
- b. Robin will work on a message board revision with members of LPA and the social union
- c. Jenny will create a monthly calendar for rentals.
- d. Robin as a member of the social union, is working on a community newsletter where she is beginning to outline duties and roles of organizations in the Park
- e. Updated By Laws will be ready for mailing and distribution with notices of the Special meeting

Respectfully submitted, Wendy Kane, HALP clerk

