

## **Minutes- HALP Executive Committee meeting**

Thursday April 29, 2010

**Present:** Kathy Murri, Sheila Rhodes-Dow, Jenny Pelissier, Wendy Kane, Ron Michonski, and Mike Pancione

**Regrets:** Dan Richardson, Robin Levine

**Visitors:** Joan Brown, Barbara Friend, Kate Richardson, Anita Weigel, Tira Pandolf and Mike O'Connor

Meeting started at 6:30.

### **1. Housekeeping**

**a. Review and approval of 4/8/ 2010 meeting minutes:** minutes were corrected by EC members. Sheila Rhodes Dow moved the minutes would be accepted as corrected, Ron Michonski seconded and the minutes were approved as amended.

**b. Next meeting will be May 20th at 6:30.**

### **2. Requests by homeowners in attendance**

**a. #95** requested that her bathroom renovations be approved and a peach tree be put on the trimming list or we give her approval for having that task done through a liscensed tree person and she pay for it herself. The EC approved her renovations and told her she was free to have her tree trimmed if she felt it was urgent and did not want to wait for our tree trimming to occur. She needs to provide proof to the EC that the contractor she chooses is licensed and insured to us before the work takes place.

**b. #111** wanted to discuss issues with Mr. Pancione about the garden compost (where the different leaves should be put and where to locate branches etc). A newly designed map is being drafted. She also requested that mowing occur at the Memorial Garden and we organize a "Dump Run" to occur after the tag sale. Lastly she indicated that there needs to be a measurement to re-establish the property line with Rockridge to better arrange garden plans.

### **Mike Pancione report**

**a. Garden mulch-** Mr. Pancione first responded to #111's requests and will call Anita and set up a meeting between the gardners representative and the contractors so the contractors are better informed of the proper locations for compost etc. He will direct that a path be mowed at the Memorial Garden and he will arrange a "dump run" with the EC assistance. **b. Road repair-** Mr. Pancione has gotten an estimate for road repair which will take care of all the difficult spots. The estimate is for \$15,000. This estimate is for an "oil and stone" application rather than traditional asphalt. The price per foot is competitive, the product is more porous to allow for better drainage and longer lasting. EC members have been invited to view this type of work.

**c. Normal Hall septic-** Mr. Pncione picked up a ledge map and septic map. He is consulting with an engineer to determine which is the best system for septic replacement for Normal Hall based on our needs a) new typical septic b) composting toilets or c) holding tank

**d. Financials-** Some homeowners dropped by Mr. Pancione's office requesting to view the HALP records. No one from the EC was informed about the meeting and Mr.

Pancione has to rearrange his schedule to accommodate them. Since the accountant and financial employee at Mr. Pancione's office is not always available every day, the EC is requesting that anyone interested in wanting to view records with Mr. Pancione first make a request of the EC and an appointment will be scheduled within a week.

**e. Mowing-** it was brought to Mr. Pancione's attention that certain spots in the Park are too wet to mow and will leave the earth gouged and unsightly. Mr. Pancione will leave flags in spots that are too wet to have mowed. Mr. Pancione and his staff will determine when to start mowing. However the opinion about what to do with the pine cones has changed. The pine cones were so plentiful that the EC decided they could pose safe walking problems for people trying to attend the events in the tabernacle and should be removed. Mr. Pancione will make arrangements.

**f. Gardens:** The EC will approve the garden plan after Mr. Pancione has an opportunity to meet with a representative of the gardeners.

**g. Street and Resident signs:** Mr. Pancione will be informed by Jenny and Sheila of any new residents. Mr. Pancione has made arrangements for new street signs to be completed.

**h. Complaint-**A complaint was made by several homeowners about the excessive running of the truck when it was picking up brush. Mr. Pancione will pass on these concerns.

**i. Truck-** The truck needs a new inspection sticker, Mr. Pancione was informed and will arrange that it be taken care of.

**j. Mosquito drops-** Kate Richardson brought up the necessity for putting out mosquito drops in any standing water. This action helps to limit mosquitos. Mr. Pancione will discuss this further with Kate and make arrangements.

**k. Uninhabitable homes-** Wendy sent out a letter to the BOH about thye two homes we were most concerned about. A meeting is being set up with out attorney about this issue to determine what our next steps should be.

#### **Other property matters:**

**a. Dogs-** a few complaints were received about loose dogs. Warning letters will be sent to those owners ( #65 and # 35) to ensure that their dogs remain on leash while in the park

**b. Speeding car-** complaints were received about a homeowner who was seen speeding in the park. A warning letter was sent to the homeowner (#11) about the events.

**c. Signage-** A call is going out to someone who was advertising his painting work in the park. It was discussed that no posted advertisements will be allowed in the Park. ??LPA has requested a Mayday event in the Dining Hall

**d. Use of Dining Hall-** Robin has requested that the dining hall be available to homeowners seeking a space for impromptu gatherings. Jenny will post a list noting when the dining hall is booked. Events of larger than 12 people should be planned in advance and contact made through the EC. However, for small casual get-togethers a sign up will be posted. A combination lock will be installed and the combination will be available to homeowners. **A sign will be posted that no alcohol or open flames are allowed.**

**e. Footprint issues.** A meeting is being set up with the HALP attorney to discuss footprint issues.

**f. Normal Hall/Dining Hall and insurance-** As LPA has requested the use HALP-

owned common buildings and grounds for their May Day and other planned events, they will be asked to provide a certificate of insurance. Only requests from LPA and the Social Union will be approved for use of Normal Hall until such time as the septic is resolved.

**g. Follow up on special meeting-** The discussion on contractors and groundskeeper continues. Meetings will continue. A motion was made and passed that the EC will keep, maintain, and use the equipment.

**h. MCAD meeting-** Four of the EC (Dan, Ron, Kathy and Jenny) met with an MCAD mediator on April 15th regarding the complaint filed by #83. Negotiations are ongoing.

**i. Community Bullitan Board-** A multi-organization volunteer committee of Cindy Kunz, Robin Levine and Debbie Way are making a plan to reorganize the bulletin boards to make them more useful. We are looking forward to their creative solution. The EC decided to keep the glass case for legal and safety notices (property management contact, fire hydrant map, park map, etc.)

**Other EC issues-**

**a.** It was decided after several requests by prospective buyers (where the EC did provide copies of minutes) that until a purchase has been made, minutes of HALP EC meetings should not be released to prospective buyers.

**b.** A “Dump Run” was requested and is being organized. Notice will go out to homeowners with information about cost for dump items.

**c.** Greg Kline was confirmed as the nominating committee member replacement .

**Respectfully submitted,**

**Wendy Kane, HALP clerk**