

Minutes- HALP Executive Committee meeting
Thursday May 27th, 2010

Present: Kathy Murri, Jenny Pelissier, Wendy Kane, Robin Levine, Dan Richardson, Ron Michonski and Mike Pancione

Regrets: Sheila Rhodes Dow

Visitors: Greg Kline, Louis Hasbrouck and Phil Gagne

Next meeting June 15th, 2010

Agenda:

1) The minutes of the meeting held on April 29th were reviewed and amended. Wendy made a motion to accept the minutes as amended Dan Richardson seconded, the vote was unanimous

2) New Business from Homeowners:

a) #5 requested approval for roof repair; the request was approved conditioned on no dumpster, no storage of materials on common land, no obstructing egress of another homeowner

b) Ad hoc committees

1. The property committee (PC) requested a copy of the up to date financials, Mr. Pancione provided the members a copy.

2. The EC is proposing to meet with members of the PC on Monday June 7th at 6:15 in the Dining Hall as discussed at the special meeting.

3. The PC mentioned that a homeowner suggested that removing the ceiling in the kitchen of the dining hall might alleviate the carpenter ant problem. The EC has authorized Mr. Pancione to obtain estimates on removing the ceiling. Boric acid has been applied for ant control. An exterminator will be called.

4. The PC members have suggested that some homeowners would like to replace the benches in the park, providing receipt of insurance approval for homeowners using tools, the EC approves this plan. (Kathy Murri to check with insurance.)

3) Property Manager's Report-

a) Road repair proposals. Mr. Pancione has gotten several proposals for road repair including a reasonable estimate for oil and stone and one for asphalt. He will be getting an additional asphalt proposal. The EC has asked if he could get 2 more estimates for oil and stone.

b) Normal Hall septic – Mike is getting a perc test done and will be getting engineering plans to the next meeting with proposals for the septic repair which must be done this year.

c) Communication of landscaper's schedule to homeowners- The landscapers will mow every other week, and provide pick up of pine cones and downed tree limbs. Mike was asked to have them mow more often. The EC was concerned that more trimming needs to be done. A volunteer was recruited to ride with Darren and indicate areas that need trimming.

d) Plans for water pipe repair near the Dining Hall must move forward, cost is unknown at this time since we do not know the extent of the leakage. However \$10,000 has

been set aside. Wendy Kane made a motion to have the water pipe repair be approved, Dan Richardson seconded. The vote was unanimous. Kathy Murri suggested that the Finance Officer might want to convene the Finance Committee to discuss the large expenditures.

e) Financial information is being provided to PC, but figures may not provide enough information. Ron will work with Mr. Pancione on year to date budget figures

f) After the first round of tree work, feedback was very positive. The large tree at #52 may cost more than originally estimated and accommodating a lilac bush planted by the homeowner may result in additional cost. When revised estimate is received, homeowner will be asked to come to the meeting to determine if best course is risking lilac bush or if homeowner would like to pay additional expense for other method which would avoid lilac bush.

g) Truck inspection- Darren is to finish that task.

h) Meeting with gardeners/compost/map. Mr. Pancione met with #111 to get the details.

i) Mosquito efforts- mosquito drops were done

l) Street and residents signs- Sheila and Jenny will do an update on new residents for Mr. Pancione so new signs can be made.

k) Removal of old equipment or refrigerators etc from dining hall. Mr. Pancione will take care of this. Kate Richardson to be asked to help identify old and unusable equipment with an EC member.

4) Other Property Issues:

a) LPA events and requests- The EC will set up a meeting with LPA to open a dialogue. In the meantime, a letter was received by HALP Board members listing the following LPA events:

Sunday Services will be held in the tabernacle from July 11- August 29th with Normal Hall to be used as rain location.

Sat June 19th a historic cottage tour will occur to benefit LPA; the chapel (#20) will also be used on this date.

July 30-August 1 Chautauqua Revival- LPA has requested that Normal Hall will be in use the entire weekend as staging area, primary events will be in tabernacle and #20

Sat August 21 Sarah Stockwell concert- tabernacle with Normal Hall requested as backup

EC discussed that events held in tabernacle were held at LPA's discretion, but EC would have appreciated and expected discussion on house tour before it was announced. Will discuss with LPA at meeting, proposed for June 5 after coffee hour.

b) Uninhabitable homes-report from meeting with our attorney. His conclusion was that #13 should be notified that he is not in compliance with by-law 6.1. We should send a letter to the homeowner that he can choose to fix his unit or fence and fines will commence if it is not fixed by a certain date. In addition, move that Wendy should remain in contact with the BOH requesting they inspect and make a determination on both #13 and #48. (4 in favor, 1 apposed and 1 abstention)

c) Footprint issues (report from meeting with our attorney) Kathy reported on the discussion with Attorney Etheridge. It was concluded that neither the master deed nor our by-laws sufficiently describe what is a footprint.

d) The remaining issue to be discussed regarding the Master Deed is how to classify Normal Hall. That classification will denote whether Normal Hall will be considered a condo and therefore could be eligible to be sold, or will be common property and not eligible to be sold without again changing the Master Deed.

It was discussed that these two issues (description of Normal Hall in the Master Deed, and definition of a footprint) would best be discussed at a special meeting. A motion was made at this time to call a special meeting and vote on the classification of Normal Hall in amendment #5 of the Master Deed and the definition of a unit. . Therefore a Special Meeting was scheduled for Saturday June 26th, 9-11 AM.. The vote was 1 abstention, 5 in favor

5) Other EC Issues:

a) Community BB has now been extended. A motion was made to move the current showcase but remove and reuse plexi-glass to protect Property Management information, Robin proposed, this motion, Dan Richardson seconded, all in favor.

b) #81 rental or sale- neither has formally occurred, no orientations have been done, it is believed there is a renter in residence. A letter needs to go out informing the homeowner of the necessity of having an orientation for a renter.

c) Front gates- was postponed

d) Yoga in dining hall – a proposal has been made to conduct yoga by an instructor in the dining hall for a fee. It was discussed that this would involve an individual using common property to make income. Therefore, this request was not approved.

Notes: Special Meeting- Normal Hall 9-11, June 26th, 2010

Draft Special meeting minutes will be voted on at the next meeting