

Minutes- HALP Executive Committee meeting
Thursday July 29, 2010

Present: Kathy Murri, Jenny Pelissier, Sheila Rhodes-Dow, Wendy Kane, Robin Levine, Ron Michonski and Dan Richardson. Also attending, Mike Pancione

Visitors: Greg Kline, Kate Richardson, Louis Hasbrouck, Judson Brown, and Beth Brown

Next meetings: August 9th and August 30th, 6:30 PM

Orientations were conducted for renters at #96, #41 and #91

Agenda:

1) New Business from Homeowners:

a. LPA has requested Normal Hall every Sunday AM for meditation anytime there are no Sunday services scheduled. This request will remain in place till the end of October. Wendy moved that we approve this request, seconded by Dan; all voted in favor, the EC has approved this request

b. #7 requested approval by the EC for replacement of her concrete slab which were her steps into her house, footprint was reviewed, Sheila went to #7 clarify placement of the slab. The request was withdrawn when Sheila reported back that the existing slab has been reported by the homeowner as being reparable.

c. #19 has requested approval by the EC to have a unit installed next to her house which provides air conditioning to her unit. It is not a permanent fixture. Dan made a motion approving the request, Robin seconded, and a vote was all in favor.

d. #100 tree request has been tabled as this request merely involves trimming and Kathy will call to inform her of the procedure to follow in this instance.

e. #33 Louis Hasbrouck patio proposal was presented and questions were asked about distance between units. The request was reviewed, Dan made a motion to approve, Robin seconded and the vote was all in favor.

f. #109 compost meeting request was discussed with Mr. Pancione so that composters and lawn care workers are more in sync with each others' needs. A meeting will be set up.

g. #117 requested to attend meeting but did not due to family illness.

h. #90 requested replacing walkway with stone and rebuilding the front steps for better drainage. Wendy motioned for approval, Dan seconded, and the vote was all in favor.

Letters will go out to all the homeowners approving their requests

2. EC Business

a. The next meeting was set for August 9th.

b. The prior minutes were reviewed, amendments made and Kathy motioned and Dan seconded that both sets of minutes be approved as amended.

c. There was a discussion of proposals for interest on past due fees, but the EC believed that as long as there is a good faith effort to pay toward the overdue amounts we will not implement a fine or interest provision at this time.

d. Bylaw proposals will be discussed at the next meeting

e. The EC updated the office calendar with renters' end dates. Marking mosquito dunk replacement dates on calendar was discussed. EC requested that Dan check on length of effectiveness for mosquito dunk replacement, and authorized further purchase if necessary.

f. Master Deed change—need square footage of Tabernacle. Dan will do this so the Master Deed amendments can be completed.

g. Follow up on correspondence to be sent- several letters were sent to homeowners with approvals or rejections of requests, letters to owners are filed in their unit files.

h. LP map for pile pickup designation - This is a method of better ensuring pile pick up. Homeowners will be requested to mark on map (which will be posted on the mailbox bulletin board) where piles are located so lawn care staff can efficiently pick them up. A notice will go out to homeowners when this is established.

3. Property Manager Report

a. Road repair schedule- Mike will be checking on the date for the road repair but the oil and stone and asphalt patching will begin shortly.

b. The Normal Hall septic update is ready to be signed off on and go out to bid.

c. Water pipe and #110 pipe repair-update and cost not established yet, but the repair took less time than expected so our hopes are high it will come in under our estimates. Water shut-off was replaced at #110. A section of the pipe from near the Dining Hall was shown to the EC and it was in very bad shape internally where build-up had narrowed the pipe's water flow potential. The site will be refilled with dirt as the earth settles; the bulkhead will be built by Steve Camp, a local contractor. A member of the EC questioned whether Mr. Pancione had been available to give the contractors the combination for the Dining Hall when they needed electricity for the pipe repair. Mr. Pancione reported he had not been informed that they would need electricity. A resident contacted the HALP president who consulted with the contractors who had already accessed electricity.

d. #52 tree removal, dead tree branch at #40 and trimming of maple near dining hall will occur in the middle of August.

e. Speed bumps have been put back into place. They are noisy and rough to drive over and may need to be relocated in a broader way to keep drivers from avoiding them, while still accommodating bikers and handicapped devices. Sheila and Dan will meet with Mr. Pancione on possible solutions.

e. Financials- were distributed. Balance sheet and additional reports were requested in anticipation of budget preparation. Mr. Pancione will obtain from the bookkeeper.

f. Other issues sent to PM:

--mail boxes light bulbs out.

--sand barn door was reported as locked but open

--lawn mowing behind #40 will be done

--roof and kitchen sink leak in NH will be examined

--pile removal: rake vs. pitchfork- Homeowners have observed that when the work is being done by some members of lawn care group (the owner), it is done well, other times a pitchfork only is used and material is left behind. Mr. Pancione will check this out and talk to the owner.

--ants still in dining hall-Mr. Pancione will ask Braman to come back and reinvestigate since it is under warranty. Dan will be contacted when the exterminator returns.
--storm drain between 116 and 113 was plugged up with debris that needs to be removed. Mr. Pancione will review and get the debris removed.
--Maintenance of iron work at front gates- Williamsburg blacksmiths will be called

4. Recurring Business

- a. Ad Hoc Committees—no reports
- b. #83 update- a new settlement proposal has been received and will be reviewed with attorney
- c. closing Heading Ave. the sign is up
- d. defining roles of EC members- all should e-mail list of their duties to Wendy
- e. Master Deed change—awaiting additional info as above
- f. Bulletin Board reorganization-- Robin will follow up with committee and the EC will send notice regarding use of the bulletin board.

The meeting was adjourned at 9 p.m.

Respectfully submitted Wendy Kane