

Minutes- HALP Executive Committee meeting
Monday August 30, 2010

Present: Kathy Murri, Jenny Pelissier, Sheila Rhodes-Dow, Wendy Kane, Robin Levine, Ron Michonski and Dan Richardson. Michael Pancione and Tricia Kuntz from Pancione Associates were also present.

Visitors: Greg Kline, Kate Richardson, Sheri Keshishian
Next meeting September 20th 2010, 6:30 PM
Orientations

Agenda:

1) New Business from Homeowners:

a. #59 asked if it was possible to do another dump run, there was a general discussion that the last run was very unsuccessful and little used by homeowners. Following the discussion it was decided that Sheila will email the homeowner and indicate that the EC is not currently interested in pursuing this.

b) LPA asked to have HALP EC co-sponsor an event for September 15th and after discussion there was a motion by Sheila, seconded by Wendy, to co-sponsor the event, all in favor.

c) #68 had written the EC about washed out gravel on Heading Avenue asking if that situation could be improved. It was reported by the Property Manager that the issue was taken care of. Homeowner will be informed.

d) #20 asked about the impact of speed bumps on the actual road surface. She was concerned that the stakes that fasten them into the road would increase the likelihood of cracks in the road surface. The Property Manager indicated they were small holes that would be filled when the bumps were removed and would not impact the road stability. Homeowner will be informed

e) #55 was concerned about a tree issue. The Property Manager stated it has been taken care of. Homeowner will be informed.

f) #58 indicated that there had been a leaky faucet in the Dining Hall. The faucet in Normal Hall has been fixed and the one in the Dining Hall will be also.

g) #109& #114 septic systems have failed and need replacement. Renovation drawings were submitted and the septic engineer, Bill Sieruta, was present to describe the plans which should take less than a few weeks. A motion was made by Robin, seconded by Ron, all in favor, renovations were approved

h) #108 requested renovations to their roof, a dumpster was also requested for collection of debris. A (removable) patio will also be put in place, a motion was made by Dan and seconded by Ron that the renovation is approved for a three-month period. If the project takes longer than that the homeowner will need to update the EC of the progress and request an extension, if any.

i.) #97 requested renovation approval. There was a lengthy discussion about whether the renovations are compliant with footprint of the house. More research was needed.

2). EC Business

a. The next meeting was set and the prior minutes were reviewed, amendments made, Kathy motioned and Dan seconded that the regular meeting minutes be approved as amended, all in favor.

b. The ad-hoc Bylaw Committee met and a set of possible proposals was distributed to the EC. Dan has not completed all the proposals yet and a few bylaws are still in progress. Notice to homeowners about how to propose their own by-laws went out, one proposal has been received. EC reviewed and approved bylaw proposals from Committee.

c. #97 Bump out- Discussion about “bump out” on side of unit #97.

There is evidence of discrepancy in footprint between EC version and assessor’s version. Wendy will follow up with Assessor’s Office on footprint discrepancy.

3. Property Manager Report

a. Road repair schedule- Will be completed by the third week of September.

b. Financial report can be attached and was presented (see attached)

c. Proposed 2011 Budget will be worked on by Ron and Mr. Pancione, be reviewed by the ad hoc Finance Committee and brought to the next meeting

d. Bills are coming in for water line repairs and a motion was made by Dan and seconded by Ron, passed unanimously, that money be taken out of the 7 day CD in order to promptly pay for work done rather than delaying payment while waiting for monthly receivables.

e. The septic estimate has been received and has come in much lower than expected. Estimates range from \$11,000 to \$16,000 Further discussion necessary on payment, but we urge that the next steps be taken.

4. Recurring Business

a. #83 update- we are reviewing the settlement offer with our attorney.

b. Defining roles of EC members- postponed

c. Pile pick up map-postponed

d. Review #94—he will be asked for copy of building permit for latest renovation, none in file

e. #13- ask Mike to fence in #13 and send certified letter to homeowner

The meeting was adjourned at 9 p.m.

Respectfully submitted Wendy Kane