

Minutes- HALP Executive Committee Meeting  
Monday September 20th, 2010

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

Visitors: Jena Sujat, Greg Kline, Kate Richardson, Kristopher Severy  
Next meeting October 14<sup>th</sup> 2010, 6:30 PM  
Orientations

Agenda:

1) New Business from Homeowners:

- a. Complaints have been made regarding barking dogs at #76, a letter of warning will go out.
- b. #102 plans to put a new roof on his unit, no dumpster is planned. Time tables were discussed. Kathy made a motion to approve the roof repair, Dan seconded; all in favor.

Approval given to homeowner.

- c. #69 requested an update on Heading Avenue. Based on issues of liability and the decision of the homeowners to close Heading Ave while further evaluations take place, a sawhorse blocking access will be put up in late Oct. The EC will check with their attorney as to liability issues if a foot path were to be plowed, or not.

- d. #95 concerns re construction noise is resolved

- e. It was brought to the EC's attention that a rut had formed near #95 additional gravel needed to be placed there to prevent further erosion, Mr. Pancione has been informed and the matter is being resolved.

- f. A tenant (#41) who is a prospective homeowner had a concern about the difficulty of obtaining a mortgage for a condo from certain lenders. In addition there was a question about whether the land under each unit is owned by the unit owner or is common land. In the assessor's records online, different units have different notations. Kathy will consult the EC's attorney for guidance. In obtaining mortgages or refinancing, it is critical that the units be identified as free-standing condo units for mortgage. Some homeowners have expressed concern about the effect of the lawsuit on mortgages and refinancing. Atty. Dambrov has written a letter which is supplied by the EC for mortgages and refinance applications upon request. Kathy will send a copy of the letter to Pancione Associates so they will have it available for inquiries as well.

- g. #97 utility box issue: In the process of completing EC-approved construction, a decision was made by the homeowners and her builder to "build out" a space on the side of her unit for a tankless hot water heater. This was not in the original approval. The homeowner stated that she reviewed the bylaws and did not think this would be a bylaw violation. The EC will consult with their attorney as to whether a remedy or easement is appropriate.

- h. Request by #109 representing LPA to present 3 issues at the Annual Meeting:

(1) LPA and EC members have met to begin a discussion for LPA to have control of Normal Hall in exchange for a monetary contribution to the septic system repair. There was some discussion about how this idea would impact on Homeowners use requests for Normal Hall. Since LPA is not just for homeowners, Normal Hall would be used by people who are not part of the Park. Conversely LPA is using Normal Hall a great deal and requesting permission for each event can be tiresome. The proposal also details who would maintain

Normal Hall, the proposal suggests that HALP be responsible for the outside and pipes, and LPA the inside. There was some concern mentioned about whether Normal Hall is sufficiently winterized for such use or whether this could be a problem, also concerns about whether NH is structurally sound enough for (example) dances. As the septic estimate is now \$11,000 rather than the expected \$25,000, it was also suggested that perhaps HALP would pay for the septic and LPA contribute money to maintenance annually in exchange for use, with control remaining with the EC. As an agreement has not been completed, it was decided to consult with HALP's attorney for direction and present the proposal at the annual meeting to get the sense of the meeting.

(2) Homeowner also suggested that HALP reconsider selling the Post Office but instead keep it as a rental income property of HALP. One EC member was concerned about replenishing the HALP coffers after so much water pipe repair, and wanting to maintain a sufficient fund balance for reserve and any capital projects that may arise.

Lastly, LPA would also like to discuss an idea to have laurel Park on the Historic Register, qualifying it for possible historic preservation funds. These ideas will be added to the agenda of the annual meeting.

## 2) Organizational requests

a. Use of Normal Hall by LPA. #109 representing LPA presented her offer to have LPA pay for some, possibly all of the septic cost to repair Normal Hall's septic system in lieu of LPA regulating control of Normal Hall for use( with consideration of HALP access . It was determined by the EC to get a sense from Homeowners at the annual meeting to determine what they want in this regard.

b. The Social Union requests use of the Dining Hall for a Tag Sale on October 22<sup>nd</sup> and 23<sup>rd</sup>. The EC approved.

## 3) Property Manager Report

a. Downed wires: Mr. Pancione checked and all wires were attached by Verizon. Loose wires were spotted by #18 and it is not known if these wires need to be reattached or are part of a different project. Mr. Pancione will check.

b. Road repair feedback seems very positive; work was done quickly and without much disruption.

c. The financial report and proposed budget were covered. A few items needed more information which Ron will research and have ready for the Budget and Bylaws meeting. Additionally, Mr. Pancione will check on the truck loan as it may be paid off in this or the next budget cycle.

d. Uninhabitable homes: There was a discussion of what to do next re unit #13. We want to put up snow fencing to ensure safety and charge that to the homeowner. Kathy will talk to our attorney to see if we need to take any additional steps before doing so.

e. There was a discussion about seasonal shut offs and whether to leave it as the homeowner's responsibility.

f. Landscapers will be drawing up a schedule for fall leaf pick up. Leaves can be dumped on HALP land at the north side of the property. There is an abundance of acorns this year.

g. Mr. Pancione followed up with #22 regarding her complaint about water damage to her floor from a seasonal turn-on. When a problem was observed by Darren, the water was turned off. Mr. Pancione will follow up.

h. Mr. Pancione suggested that seasonal water turn ons/turn offs need to be the responsibility of the homeowners. The EC voted to approve this suggestion and a letter will be sent to all seasonal homeowners. There will be a notice sent that there will be a change for required shut offs as per 11.6.1 and homeowners will be informed that they need to do shut offs and turn on themselves or hire their own a plumber to do it. A motion was made by Kathy to send a letter to the homeowner, seconded by Ron, all in favor.

3. EC Business:

a. Parking incident: There was an incident where a resident blocked egress by a homeowner who had parked their car in front of that unit for a moment. Police were called. It was suggested that the EC determine whether these spots were reserved or not. (No reserved spots are indicated.)

b. A complaint has been made about visibility of on-coming cars being blocked by #52's wood pile. The homeowner will be sent a letter to remove the part of the structure which impedes visibility.

c. Master Deed- progress is being made. Kathy offered to see the process through if it is not completed by the time of the annual meeting.

d. Lawsuit- we are gathering all information requested by the plaintiff's attorney, including all e-mails from the listserv and the plaintiff's complete file..

e. A motion was made by Kathy to accept the Aug 30 minutes as amended, Dan seconded, all in favor. A second motion was made by Dan to accept the Special Meeting minutes as amended, Ron seconded, all in favor.

Motion was made and seconded to adjourn the meeting, motion carried

The meeting was adjourned at 9 p.m.

Respectfully submitted by Wendy Kane