

MINUTES OF EC MEETING November 19, 2018

IN ATTENDANCE: Thom Herman, Tryna Hope, Jody Santos, Kristepher Severy, Seth Wilpan, Darcy Johnson, Dennis Tarpey, Matthew Herschler

ABSENT:

I. HOMEOWNERS MATTERS

Matthew Herschler (Unit 92) requested that when we get a lawyer's opinion concerning the laws that govern the residents, that opinion be made public. Matthew left after making his request.

II. APPROVAL OF MINUTES

Following the new protocol, minutes have been approved through electronic communication.

III. COMMITTEE REPORTS:

A. PRESIDENT'S REPORT

Thom noted our new method of creating an agenda and his feeling that communication among the EC is improving.

B. VICE-PRESIDENT'S REPORT

No orientations last month, 1 scheduled for this month with long term visitor in #17.

C. PROPERTY REPORT

Missed leaf cleanup because of rain and snow. Uncertain whether leaf pickup can happen before spring.

The property committee now has a dedicated cell phone and they will distribute phone number to residents. This will allow someone from the property committee to be responsive at all times. The Property Committee will specify to homeowners the kinds of issues should be reported to the Property Committee as opposed to EC.

D. FINANCIAL REPORT

In addition to Jody, there are currently three members on Financial committee: Keithley Wilkinson, Kathy Murri, John Antil. Jody is compiling a set of questions as the basis for a discussion about the role of committee this committee. The first meeting is scheduled 12/17 at 6PM.

Thom requested that Pancione provide the monthly budget report to the EC a week in advance of the EC meeting.

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E. AT-LARGE REPORT

Dennis has been engaged in auto repair pollution issues involving unit 31..

IV. OLD BUSINESS

- A. **There have been complaints about car repairs** being conducted in several parking areas by the resident of unit 31.

Kristepher MOVED that the EC send a certified letter to the owner of Unit 31 to advise that cars must be kept mobile, must be moved during snowfall, that it is prohibited to work on cars other than their own, and they must be diligent about avoiding spillage of oil, anti-freeze and other contaminants on common land.

PASSED

EC agreed that all communication with residents and unit owners regarding redress of complaints should be done in writing.

- B. **Review of New Orientation Package:**

EC agreed with Tryna the Courtesy Rules are sufficient to orient long-term, non-owner residents. She will continue to work on an orientation package for such residents.

- C. **Three homes (27, 38, 47) Owned by Same Parties** (violation of by-laws):
Discussed. The same parties owning more than two homes in LP is a violation of the by-laws. Referred to property committee.

V. NEW BUSINESS

- A. Scheduling of Next Meeting: **December 10, 2018**

- B. Unit 99 has agreed to a payment plan for arrears in maintenance fees.

Darcy suggested that any agreements that require the signature of the President of the EC be voted upon by the committee. Kristepher MOVED that we accept Starr delinquency agreement. PASSED

- C. December 16th was agreed upon as the date for an off-site retreat to orient new and old members of the EC. No voting will take place.
- D. Homeowners and residents with permission from the homeowner will be allowed to use the dining hall for winter storage of non-hazardous items. Dennis agreed to be the point person for attending to this.

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- E. Illegal dumping, by Unit 61.
Kristepher MOVED that we send certified letter to instruct the owner that only household waste is allow to be placed in the dumpster. PASSED
- F. Mailbox Problems: Thom was informed by the new Postmaster of Northampton that they will replace all of the large mailboxes. They are working to resolve the problem that there is no mailbox for unit 115.
- G. Use of meeting room by Administrative Advisory Committee, 1st Saturday of the month, 10:30-noon (Admin Committee)
Kristepher MOVED that the Administrative Advisory Committee be allowed to use the EC Office. Seth amended the motion to allow any officially sanctioned committed to use the office. PASSED as amended.
- H. Water runoff onto Springfield Street near 65, 66
Kristepher reported that Pancione says there's a culvert that should be cleaned. He will follow up.
- I. Unit #66 Owner wants to build outside of footprint. Kristepher MOVED that the EC draft a letter to the unit owner explaining that we are constrained by state law ceding or selling common land. PASSED