

## Minutes of Executive Committee Regular Meeting of July 8, 2019

### **Present:**

**EC:** Presiding Officer: Thom Herman, Clerk: Seth Wilpan; Kristopher Severy, Tryna Hope, Dennis Tarpe, Darcy Johnson

**Absent:** Jody Santos,

**Homeowners/Residents:** Joni Sexauer, unit #75

**Other:** Mike Pancione, Property Manager

- I. HOMEOWNERS MATTERS
  - A. Owner of unit #75 requested that HALP assume responsibility for mowing the area around her home that had been cleared in the course of the home being built.
    - i. It was decided that since our budget is based on the existing mowing map, we could not accommodate the request during this budget period, but we can take it up for consideration under the new budget.
  - B. Unit #66 requested permission to park their trailer in the designated trailer parking area.
    - i. Granted under the condition that the trailer is registered by July 19.
- II. APPROVAL OF MINUTES. Approved online
- III. COMMITTEE REPORTS:
  - A. PRESIDENT'S REPORT
    - i. Has been engaged in communication with our attorney, primarily regarding collection issues. Instituted the practice of notifying the rest of the EC of legal developments.
  - B. VICE-PRESIDENT'S REPORT
    - i. Oriented Janet Vance, who recently purchased unit #28.
  - C. PROPERTY REPORT
    - i. Issues with the owners of #12 building outside of their footprint have been resolved. Instead of a permanent walkway, the owners will install removable flooring that comports with our guidelines for structures on common land.
  - D. FINANCIAL REPORT
    - i. Finance Committee has been working on a revamped budget format and a more understandable budget report to be presented at the Budget and Bylaws meeting.
    - ii. CLERK REPORT - no report
  - E. AT-LARGE REPORT
    - i. Dennis
      - a) John's trailer spot is expanding and has trash around it
      - b) Big pile of trash outside #49
      - c) Concerned that If mowers miss a spot and Pancione goes in to remediate, we are paying twice? Mike thinks so. Mike Pancione noted that due to personnel turnover and the complicated layout of the park, it is an ongoing struggle to get mowing done properly.
    - ii. Darcy
      - a) Buyer interested in 115 wants to know how many people use leach field. Will check maps or Department of Health, who must approve all plans.
      - b) Helping Kandy Littrell vis a vis nominating committee. MOTION: Appoint Fred Cohen to nominating committee. PASSED.

## Minutes of Executive Committee Regular Meeting of July 8, 2019

### IV. OLD BUSINESS

- A. See MINUTES of 6/10/2019 for notes on items that remain tabled:
  - i. issues raised by Bob Burkhardt
  - ii. Concerns raised by Dennis Tarpey about footprint compliance.
- B. Storage of cars in LP
  - i. Continuing discussion about how to manage vehicles that appear to be unused, unregistered or are otherwise not roadworthy. Suggestion was made that cars in the park must be able to be driven legally on the streets; Including :
    - a) registration ( plate and valid year sticker on the plate);
    - b) Current Insurance; and
    - c) valid inspection sticker.
    - d) These strictures may require amendments to the bylaws.

### V. NEW BUSINESS

- A. General discussion about how to manage the use of common land in an even-handed way. Consensus at this time is that such matters should be handled on a case by case basis.
- B. Filling the property officer position
  - i. Tryna suggested, and it was agreed, that new property officer should not operate independently but should attend the EC meeting, at least initially.
  - ii. There was some discussion of additional tasks that it would be appropriate for the Property Committee to assume, but Darcy suggested, and it was agreed, that we should not alter the role of the PC until after the October election.
  - iii. Kristopher NOMINATED Wil Morin, in absentia, to be Property Officer based on his having expressed his willingness to assume that role. ELECTED.
  - iv. Kristopher resigned as Property Officer.
  - v. It was noted that the Property committee is one member short of the specified 3-5 members..
- C. Discussion budget matters with Mike Pancione
  - i. We need to get a handle on ballooning costs for ground maintenance. Mike will come up with options for reducing those expenses
  - ii. Other items were taken up in Executive session
- D. Review protocol for managing complaints/concerns from members
  - i. We will provide feedback to Darcy by July 15 at which time she will present a final draft for us to vote on.
- E. The board acknowledges Kristopher's years of service
- F. Darcy wants to put out list of EC and committee vacancies, will send in newsletter.
- G. Next meeting Aug 12 6-9 PM
- H. The EC went into Executive Session to discuss a private homeowner matter.
- I. Meeting was adjourned at 8:30 PM.