

HALP Executive Committee Meeting of 11/18/2019

Present:

EC: Presiding Officer: Thom Herman, Clerk: Seth Wilpan; Tryna Hope, Darcy Johnson, Dennis Tarpey, Laura Wallis

I. HOMEOWNERS MATTERS

A. APPROVAL OF MINUTES

Minutes of the 10/7/19 meeting were approved on 11/18/19.

II. COMMITTEE REPORTS:

A. PRESIDENT'S REPORT

Lien being put on a cottage in the park.

B. VICE-PRESIDENT'S REPORT

C. PROPERTY REPORT

Minutes submitted by the Property Committee

D. FINANCIAL REPORT

1. Grounds maintenance is the significant contributor to budget shortfall.
2. Would like to clear up any accounts payable by reducing short term sufficiently so there's enough cash to pay bills on time so as to avoid late fees.
3. According to the by-laws, if there's a surplus it should be distributed to homeowners.

E. CLERK REPORT

1. I've been having trouble keeping track of homeowners' violations. I'm going to implement a more orderly way of tracking these kinds of issues by using list that includes unit, nature of complaint, complainant, by-law reference and dates of notices and responses, if any.

F. AT-LARGE REPORT

1. Dennis
2. Laura

III. OLD BUSINESS

- A. Investment Strategy

1. Suggest that our portfolio be switched to a more conservative strategy by spring of next year.
 2. Will be prepared to make a suggestion at the December meeting after conferring with Finance committee and evaluating November Performance.
- B. Progress on Checklist: The EC agreed that we need to create a checklist for projects to help ensure that all required steps are followed, which, of course, includes participation of homeowners in proximity to the project. This subject was covered in Property Committee meeting

IV. NEW BUSINESS

- A. Trailer parking situation
1. Signs have not been placed appropriately and one trailer is taking up 2 spaces. Dennis will place signage
- B. Dining Hall Storage
1. Problems with getting people to cooperate with rules causing lots of work to administer the process. MOTION to allow a homeowner who volunteers to manage the storage operation with the proviso that any homeowner who does not vacate by a stated deadline will be fined an amount to be determined. PASSED
- C. Reporting relationship of committees to EC
1. Should Property Committee Minutes be issued as part of the EC Minutes? Property Committee should be accepted by a vote of the EC. To that end, the minutes of the Property Committee should be submitted to the ED no later than the first EC meeting following the PC meeting, preferably sooner.
 2. Coordination with Property Committee on the statuses of relevant homeowner violations. When reporting a violation, the PC should cite the relevant by-law
 3. There was discussion about the standards used to determine that a homeowner is in violation of a by-law related to maintenance of their property. It was agreed that personal aesthetic judgements should not enter into the consideration of a violation and the judgment must be made questions of determination of a violation must be guided by a narrow interpretation of the rules and bylaws.

Next Meeting: 12/9/19 6PM

Meeting Adjourned: 8:15 PM