

HALP Executive Committee Meeting of 12/09/2019

Present:

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

ABSENT: Dennis Tarpey

I. HOMEOWNERS MATTERS

A. APPROVAL OF MINUTES

Minutes were approved on 12/8/2019,

II. COMMITTEE REPORTS:

A. PRESIDENT'S REPORT

Primary concerns at the moment are:

- Getting the working relationship with Property Committee on sound footing
- Establishing a clear understanding of rules for use of Common Land

B. VICE-PRESIDENT'S REPORT

- One Orientation for woman who will be housesitting for Liz Duffy-Adams for 3 months
- Potential Orientation for renter of # 49

C. PROPERTY REPORT

- Drove around the park
- Recommending a new policy for gathering and keeping insurance information of private contractors working in the park. See Item G. under New Business, below.
- All PC members have committed to attend the retreat
- Colleen making copies of map to be used to create new mowing and snow-plowing map.
- Will post property committee email address at the mailboxes
- Will contact town to obtain as many septic plans as possible.
- Will schedule PC meetings during the week so Mike Pancione can attend and timed so that meeting minutes can be sent to the EC prior to its subsequent meeting.
- Property Committee recommends that the request from #144 for tree removal at their expense be approved.
- Playground equipment needs inspection and maintenance before spring. See Item A under Old Business, below.
- Makers space 2 bikes and a TV and TV center need to be removed
- 4 Winter tires are in the salt shed.

D. FINANCIAL REPORT

- Requested bills from Accountant. They billed us for consultation on changes to chart of accounts.
- Current reports do not adhere to date cutoffs, which will be rectified in the coming year with new reporting system.
- Continuing to request detailed financial reports from Pancione, including all expenses for Hats and Succulents.
- We have a tax credit of about \$2,000.
- In the process of verifying that we are correctly bonded.

E. CLERK REPORT

Checklist in place

F. AT-LARGE REPORT

1. Laura

III. OLD BUSINESS

- A. Plastic playground equipment needs ownership to be claimed and equipment cleaned or the EC will discard. MOTION. Have Pancione clean the equipment. PASSED
- B. There is broken playground equipment that needs repair. PC will and direct the property manager to repair.
- C. Makers' space has two bikes, a TV and an entertainment center that need to be removed or the EC will discard. MOTION: Communicate to homeowners that items must be removed by April 1. PASSED.
- D. 4 winter tires are in the salt shed and need to be removed or the EC will discard. We will communicate to homeowners that they need to be removed and that in the future items stored without having been authorized may be removed without notice.
- E. PC voted to allow unit 114 to remove the tree immediately adjacent the Northeast corner of the home. MOTION. Grant permission to owner of Unit 14 remove tree at her expense. PASSED

IV. NEW BUSINESS

- A. Clarify what responsibilities fall to the Property Committee and what needs to be brought to the EC? Additional concern about channel of communication with Pancione that is traceable. To be continued at retreat.
- B. Is there concern about people buying homes to flip. No. There is no legal basis for denying a sale to an individual.
- C. Confirm quorum for January Retreat and for the January, February and March meetings. Confirmed.
- D. Plastic disposal bin overflowing, bins too close together, covers collapsed in under the snow. Wil will contact Pancione.

- E.* Darcy will look into the possibility of using the Calvert Fund as a socially responsible investment vehicle for HALP reserves.
- F.* Mailbox Package Lockers are difficult to open. Wil will lubricate locks.
- G.* We need clarification on when it's incumbent upon us to obtain insurance information of contractors that provide services to the homeowners on common property. We need to review frequently enough to ensure that policies have not lapsed and we need clarity on the degree to which we can protect the park from liabilities. Discussion to be continued at retreat. Darcy will get info about our insurance.
- H.* Is tire art (tire swings etc...) still considered hazardous waste? TABLED for discussion at retreat about establishing criteria for interpreting bylaws concerning maintenance of land adjacent to homes.
- I.* Digitizing old records and keeping new records. What is the next step in this process?
To be continued at RETREAT.
- J.* The office needs a broom and/or swifter to keep the area clean. Swifter was deemed to be ecologically unsound, so Wil will procure a broom for which he will be reimbursed.
- K.* Request for use of normal hall for a private party in December. MOTION to allow LPA to use Normal Hall for Dec 19 event provided that HALP is reimbursed \$100 plus any additional expenses that may be incurred.
- L.* Next meeting January 13. 6:15PM