

HALP Executive Committee Meeting of 01/13/2020

Present:

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

I. HOMEOWNERS MATTERS

A. APPROVAL OF MINUTES

Minutes were approved on 1/13/2020,

II. COMMITTEE REPORTS:

A. PRESIDENT'S REPORT

1. Things have been relatively quiet during the past month, with no major issues having arisen.
2. I continue to be concerned about vehicles speeding in the park especially delivery vehicles. Residents are urged to contact delivery companies like UPS, Fedex or Amazon when they witness those vehicles speeding in the park.

B. VICE-PRESIDENT'S REPORT

1. 3 Orientations for renters and house-sitter
 - a. Ben Harrington housesitting #111 January and February
 - b. Jamie Grasso renting #49, Ron Michonski, January to June
 - c. Alessandra Lampietti renting #94, Liz Duffy-Adams, January-April
2. Janine Eliot of unit #5 checked in prior to having some construction work done

C. PROPERTY REPORT

1. Three quotes presented at meeting
 - a) Trees: \$8415. MOTION: Accept estimate from Shea to cut down trees that are estimated to be 90% of the required cutting this year. PASSED
 - b) Regrading on road outside Tabernacle to improve parking: \$3600. MOTION to approve project. TABLED.
 - c) Regrading and taking down stump near 110 & 109; \$150. MOTION to authorize project. PASSED.
2. Wil will ask Sean of unit #115 for a date when the construction debris will be removed.
3. Knotweed expert presentation will be conducted at next meeting.
4. New mowing maps are being drafted.

D. FINANCE REPORT

1. Problem with accounts receivable: report shows some unit owners with both arrears and credit balance
2. Long term investments have not been updated
3. Accounts Payable – money should go into reserve account, but it's not available in the operating account.
4. We were grossly over budget on Grounds Maintenance, Trees, Accounting
5. Will seek bids for Audit this year
6. Letters have been sent to homeowners in arrears

E. CLERK REPORT

1. 64 units have authorized the EC to communicate by email
2. Notification about the items in the Maker Space and tires in the bath house will be sent by email and posted on the bulletin board.

F. AT-LARGE REPORT

1. Dennis – no report
2. Laura - no report

III. OLD BUSINESS

- A. Socially responsible investment plan (Calvert Fund) Darcy. TABLED.
- B. We need a new policy regarding how frequently to collect insurance information of contractors that provide services to the homeowners on common property. **Under continued evaluation.**

IV. NEW BUSINESS

- A. At the retreat on 1/11 a policy was developed governing the rules for communication between property committee and executive committee. We will open up discussion for one more week.
- B. The EC proposes the creation of two new subcommittees:
 1. Digitizing Documents Subcommittee, whose purpose is to convert the archive of EC documents to electronic format. MOTION PASSED. Darcy will chair.
 2. Long-Term Planning Subcommittee whose purpose is to contemplate policies and projects that will impact the future direction of the park. MOTION PASSED. Seth will chair.
- C. In response to the recent incident in which someone was seen dumping trash in our dumpster, it was agreed that this is not a significant enough problem for us to consider taking action at this time..
- D. Next meeting February 10, 6:15 PM, EC Office.