

HALP Executive Committee Meeting of 02/10/2020

Present:

EC: Presiding Officer: Thom Herman, Clerk: Seth Wilpan; Tryna Hope, Darcy Johnson, Wil Morin, Laura Wallis, Dennis Tarpey. (Darcy and Seth attended by phone)

ABSENT:

I. HOMEOWNERS MATTERS

II. APPROVAL OF MINUTES

Minutes were approved on 2/5/2020,

III. COMMITTEE REPORTS:

A. PRESIDENT'S REPORT

1. Thom will be away from the 2/14 - 2/21.
2. No report from the lawyer this month

B. VICE-PRESIDENT'S REPORT

1. No orientations this month.

C. PROPERTY REPORT

Minutes of the Property Committee 2/3/2020

In Attendance: Althea, Mike, Joni2020

1. .Knotweed Recommendations are in. From Pancione Associates:
 - a) If the season is advanced and the plant is mature, they recommend cutting it back and letting it sprout before the first treatment, then performing the second treatment in fall.
 - b) Depending on the size of the area infested and the tenacity of the plants, two annual applications will have to be repeated for several consecutive years before the plants are thoroughly eradicated. Meanwhile, knotweed will likely be discovered in other places. C. L. Frank and Co. will meet with Laurel Park to assess the extent of the problem and will help create a long-term treatment plan.
 - c) An alternative to chemical treatment is suggested by Mike Bald of Got Weeds in VT. He worked with Northampton's community garden when they found knotweed there. If you Google, you can find the Gazette article about that. His website is choosewiselyvt.wordpress.com and you can read there how he treats knotweed, which is to frequently cut it back, perhaps 10 times a season, and dry

it on pallets before disposal. This work could be done by residents who volunteer, and would have to be done for several years.”

- d) Sightline uses Triclopyr as an herbicide. I have appended this Agenda with its (short) Wikipedia article.
 - e) The EC will be notified and a special meeting of the Homeowners will be scheduled to present these options to them.
2. There is a new quote for the stump removal and grading at Northampton St. between the Dining Hall and the Tabernacle. The quote is appended on this agenda as well. There is a third quote coming from Pancione Associates.
 3. There have been a lot of dumped items left at the mailboxes and dumpster area. We need to implement a policy to address this issue and contact the homeowners. There are options for getting rid of unwanted items that need to be reiterated to the homeowners including the Salvation Army, Buy Nothing Northampton, FreeCycle, AutoZone (they take oil, gear oil, transmission fluid and car batteries) and Valley Recycling. Latex Paints can be dry.
 4. Piles in the 9 acre woods are getting out of hand. Any ideas for alleviating the issue?
 - a) Proposal to bring in a dumpster on an infrequent basis to remove brush as it accumulates. As spring approaches we will ask the property manager to knock the piles down flat and maintain that by whatever means necessary as the sticks and brush piles accumulate. I.E. dumpster filling and removal.
 5. Sticks and Piles Draft Proposal:
 - a) This section is a proposal to detail to the homeownership of Laurel Park where sticks and leaf piles can be left for pick up by the management company and how frequently the piles will be picked up.
 - b) Locations where piles may be placed: Piles may be placed anywhere adjacent to the roadways of Laurel Park. Tarps and/or wheelbarrows can be employed to move piles from their source to the roadways. Consolidation with your neighbors' piles is encouraged.
 - c) Pile pick up frequency: Pile removal from the park will occur on a regular, two week basis, from April to November.
 6. Trees being cut down in specific areas may want to have new trees planted. Stump grinding will be considered after the tree work has completed

D. FINANCE REPORT

1. Reserve Account.
 - a) Our reserve account is currently in good shape as it exceeds the amount of our annual budget.
 - b) The account earned over \$10,000 last year.
 - c) We are changing the way funds are deposited to the reserves.
 - (1) Previously, entries had been made each month, but the funds were not actually transferred until the beginning of the new year when there is a large influx of funds from homeowners who pay their fees on an annual basis.

- (2) Since the reserve account is in good shape, we will back out the entries for last year and preserve the annual influx of money, which will help with our cash-flow. We will then make actual deposits to the reserve each month.
- d) A MOTION was made to back out reserve payment entries for 2019 and begin making actual payments to reserve on a monthly basis. PASSED
2. Rather than do an audit, do a targeted study of accounting practices. Darcy will work with Pancione's accountant to develop a list of subjects for examination.
3. There has been a slight trend of increasing condo fee delinquencies lately.

E. CLERK REPORT

1. No Report

F. AT-LARGE REPORT

1. Dennis – No report
2. Laura – No report

IV. OLD BUSINESS

- A. Socially responsible investment plan (Calvert Fund) - Our Investment advisor is working on options and will present them at a meeting in the near future.
- B. We need a new policy regarding how frequently to collect insurance information of contractors that provide services to the homeowners on common property. -Wil will handle it on an individual basis. Resolved

V. NEW BUSINESS

- A. Knotweed
 1. It was decided to hold a meeting of the homeowners on March 21 at 9AM to present the options for remediation and have homeowners decide on the course of action to take.
 2. Pancione will get an estimate for remediation from a third company.
 3. There is a question of whether we should include the Community Garden in our remediation plan, since that land is owned by Rockridge. It was decided to continue removing it several feet from the road.
- B. Sticks and Leaf Pickup
 1. Wil made a MOTION that we adopt a sticks-and-leaves policy In order for piles to be picked up, homeowners are required to place piles anywhere adjacent to roadways and they will be picked up every two weeks from April to November. PASSED.
- C. Homeowners dumping things near mail boxes and dumpsters
 1. There has been an increase in the quantity of items being left for disposal at the mailboxes and in the dumpster area.
 2. Wil made a MOTION that we post notices at the mailboxes and on the listserv advising homeowners not to leave items in those areas and suggesting alternatives for disposal. PASSED. Wil will post at mailboxes and on listserv. Seth will include it on the website and newsletter.
- D. Piles in 9-acre woods are excessive.

1. Wil will ask Pancione to bring in a truck to haul out piles on an occasional basis.
- E. Wil suggested that since we are taking down a large number of trees we consider replanting at some point.
- F. Dump Day. Sandra Matthews of Unit #72 suggested that we organize a day on which interested homeowners and residents could collectively hire a carting company to haul away unwanted bulky items.
The EC agrees that this should be organized by a self-selected committee of interested homeowners and residents, and that response will be conveyed to Sandra.
- G. Next meeting March 9, 6:15 PM, EC Office.