

# I. HALP Executive Committee Meeting of 07/20/2020

## **Present:**

**EC:** Presiding Officer: Thom Herman, Clerk: Seth Wilpan; Tryna Hope, Darcy Johnson, Laura Wallis, Dennis Tarpey. Colleen Byrnes stood in for Wil Morin as Property Officer.

## **ABSENT:**

## **Homeowners:**

**MOTION TO** convene Executive Session. **PASSED.** **Note:** Seth recused himself from the portion of the Executive Session that related to him.

The Committee returned to Regular Session and made the following motions regarding business discussed in Executive Session:

MOTION Accept Item 1 in Exec Session. PASSED

MOTION Accept Item 2 in Exec Session. PASSED

MOTION Table Item 3 in Exec Session. PASSED

MOTION Table Item 4 in Exec Session. PASSED

MOTION TO send letter of warning for roof construction without permission (Item 5).

MOTION TO send letter of warning for roof construction without permission (Item 6).

MOTION TO send letter of warning for roof construction without permission (Item 7).

MOTION TO send letter of warning for barking dog Item 8).

MOTION TO extend date of compliance for removal of debris (Item 9).

## OLD BUSINESS

### 1. Unresolved Issues from previous years.

There is only one issue from the list that remains unresolved. This concerns our enforcement of the requirement specified in the final sentence (in bold) of the bylaw below:

#### **Section 11.9.3 Provision of Documents.**

The Unit Owner who is selling or renting his/her Unit shall obtain copies of the Master Deed and the Declaration of Trust from the Orientation Officer, and shall give them to the prospective purchaser or tenant to read and digest. **The Unit Owner shall also identify, locate, and permanently mark the Unit's water shutoff and septic cleanout.**  
(Amended @ 1998, 2006, 2010 Annual Meeting)

See item 4.g., below

### 2. Conversion of Baker Street to greenway. TABLED for Annual Meeting.

3. Speeding – Thom TABLED
4. Procedural
  - a. Publish a protocol for property projects and review policy document. This was proposed by Wil, who is not present. We think that the intent of this proposal is incorporated in the Checklist referenced in item 2
  - b. A checklist for Property Projects was presented by the acting Property Officer. The checklist will be distributed to EC members for review with the intention of voting on it next week.
  - c. Follow up on storage shed permitting requirements. It has been confirmed that the Laurel Park rules governing storage sheds are in compliance with state law.
  - d. Fire Policy. MOTION to prohibit fires in Laurel Park. MOTION withdrawn. MOTION to approve the unified fire policy document MOTION withdrawn to give time for committee to review. We will review the revised Open Fire Rules document with the intention of finalizing it at the next meeting
  - e. Unofficial voluntary sharing/processing zoom retreat for the current EC. TABLED
  - f. The Fine Schedule has been reviewed and approved by our attorney. MOTION TO accept Fine policy. PASSED.
  - g. Should we adopt a policy that the homeowner is responsible for knowing the location of their water shut-off and septic clean-out and that the issuance of the Form 6d will be contingent on relaying that information to the new owner in the event of the sale of the home? TABLED.
  - h. Since the Master Deed has not been updated to reflect changes in home footprints, it's likely that both the HALP and the homeowner are being taxed for some of the same land. Our attorney advises us that the cost of updating the Master Deed would far exceed any savings from reduced taxes, so we will not pursue updating the Master Deed.
  - i. The proposal to convert Baker Street to a greenway must be presented at the annual meeting, so a complete plan should be ready. It has not yet been determined if the EC will present this proposal or if Wil will present it as an interested homeowner.
  - j. Tryna and Dennis will review the Orientation packet and amend as necessary.
5. Maintenance
  - a. The inventory of septic systems is ongoing.
  - b. The Pancione Contract is under review by our attorney and will be available for approval at the August meeting.
  - c. The Maker space emptied but for one bookshelf for which Dennis is finding a home.
  - d. Fallen tree at #105 has been taken care of.
  - e. New mowing map. This will include a determination on whether the areas around #66 and #75 and #20 (Chapel) get mowed. TBD.
6. MOTION TO adjourn meeting. PASSED.
7. Meeting adjourned 8:05PM. Next meeting August 10, 6:15PM on zoom.