

HALP Executive Committee Meeting of 10/05/2020

Present:

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

ABSENT: Wil Morin

Homeowners:

A. HOMEOWNERS MATTERS

None

B. APPROVAL OF MINUTES.

MOTION: Approve minutes of September 14 meeting. PASSED.

C. COMMITTEE REPORTS:

1. PRESIDENT'S REPORT

Thom thanked the members of the board for a productive and enjoyable term.

2. VICE-PRESIDENT'S REPORT

- a. There are rumors of some homes, such as unit 12, having been sold. If a bank is not involved there is no requirement for a form 6d and therefore the Association might not be informed of the sale.
- b. Tryna resigns as Vice-President

3. PROPERTY REPORT

4. FINANCIAL REPORT

- a. Pancione did not have financial statements available, so report is delayed.
- b. Darcy resigns as Financial Officer

5. CLERK

No Report

6. AT-LARGE REPORT

- a. Dennis – No Report
- b. Laura – With regard to community awareness programs, it's likely that the listening circle will take place with the subsidy of \$500 from LPA, Laura

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will get the book group going, and there has been no progress on the training program.

D. OLD BUSINESS

1. Communication Issues: How do we move from Postal mail to electronic communication?
 - a. Should we rely on a phone tree, robo-call or email for urgent communication.
 - 1) Dennis raises these points
 - a) Services do not provide caller ID, so unit owners may ignore calls
 - b) We would have to give the company our database of phone numbers.
 - c) Inexpensive, on the order of \$50 per block of calls
 - b. Clarify relationship between the EC and the listserv. There are Bylaw amendments pending that bear on this.

MOTION to TABLE communication issues while Seth and Dennis conduct further research and until the bylaw amendments have been resolved. **PASSED.**

2. Vote on Pancione Contract. Contract not available for review. The existing contract remains in effect and there will be no cost increase in the new contract.

MOTION to TABLE Pancione contract approval. **PASSED.**

E. NEW BUSINESS

1. Joni Sexauer has had the great idea to make a flu shot clinic happen here in the park in cooperation with Walgreens. Walgreens requires that there be 25 participants. There seems to be a requirement for legal authorization, which may have to be granted by the EC. Tryna will contact Joni to get more information.

MOTION to TABLE discussion until more information is presented. **PASSED.**

2. **MOTION** to charge the Property Committee to come up with a plan to deal with the knotweed infestation and to report that plan to the EC at the January 2021 meeting. **PASSED.**
3. Tira Pandolf contacted the EC via email expressing concern about over-mowing the leach field near the salt barns. She had sent an email to the Property Officer on September 24 detailing the harmful effects of excessive mowing and requesting that it not be mowed for the remainder of the season. She said that on

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September 25 the Property Officer replied saying he would inform Pancione. Nevertheless, the leach field was mowed on October 2. Darcy will follow up with Pancione to find out why the instructions not to mow were not followed.

4. Executive Session
 - a. **MOTION** to adopt Item 1 in Executive Session. **PASSED**.
 - b. **MOTION** to adopt Item 2 in Executive Session. **PASSED**.
5. **MOTION** to adjourn. **PASSED** Adjourned. 7:22 PM.
6. Next meeting will be November 9 at 6:15 PM via Zoom.