

# HALP Executive Committee Meeting of 01/11/2021

## **Present:**

**EC:** Presiding Officer: Darcy Johnson, Acting Clerk: Seth Wilpan; Jody Santos, Colleen Byrnes, Ruth Anne Lundeberg, Laura Wallis

## **ABSENT:**

**Homeowners:** Lauren Anderson #57

## **A. HOMEOWNERS MATTERS**

1. Lauren Anderson of #57 expressed an interest in re-opening the Maker Space for use by homeowners. We discussed the need for an organizational structure and Lauren has offered to develop a plan.

## **B. APPROVAL OF MINUTES.**

1. **MOTION.** Approve Minutes of Dec 14 Meeting. **PASSED**
2. **MOTION:** Approve Minutes of Dec 28 Meeting. **PASSED**

## **C. COMMITTEE REPORTS:**

### ***PRESIDENT'S REPORT***

**MOTION:** Appoint Jean Listinsky to fill the vacant position of At Large member of the EC.  
**PASSED.**

1. Darcy has been trying to reach the Northampton Animal Control Officer to determine whether our bylaws concerning leaving a dog unattended is consistent with the town ordinances.
2. There was a complaint from unit 112 that the tree service drove a heavy truck on the homeowners leach field. At this point there is no evidence that any damage was done.
3. Bartlett Tree service will be conducting the tree inventory beginning on Thursday of this week. All trees that exceed the minimum size that's within 100 feet of any building will be inventoried.

### ***VICE-PRESIDENT'S REPORT***

1. Conducted an orientation for the new owner of #49, Kim Urban, who bought the property with the intention of fixing it up and selling it.

### ***PROPERTY OFFICER REPORT***

1. [Minutes of the Property Committee Meeting of 1/4/21](#)
2. The Property Committee will be assuming the duty of stocking the map kiosks.

### ***FINANCE OFFICER REPORT***

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1. [Monthly Financial Report](#)
2. Though we don't have all the final numbers, it appears that our expenses were substantially under budget last year.
3. Suggestion was made that the cost of tree inventory be moved to the contingency section, since it was an expense that was not anticipated in the budget.
4. We may not have budgeted for the expense of treating the hemlocks, though it appears that could have been anticipated.

## **CLERK REPORT**

## **AT-LARGE REPORT**

### **D. OLD BUSINESS**

1. HOA Management Software approval. Darcy is satisfied with the reference she contacted so we will proceed to purchase a license for the program.
2. Revised Rules And Regulations document compiled by Laura. **MOTION:** Accept Rules and regulations as revised. **PASSED.**
3. Vote on Pancione Contract. **TABLED.**
4. We have agreed to use email addresses associated with each position on the EC so that the accounts can be passed on to new people who assume those positions and the history of communication will be preserved. The new addresses will be posted on the website. As of now, new emails are active for Finance Officer, Property Officer, Clerk and At Large 1. The HOA software may eliminate the need for this.
5. In regard to the accident in which a car went off the road and onto Laurel Park near unit #12, Darcy learned from our insurance company that our policy is a \$2500 deductible so it may not be worthwhile for us to submit a claim. We may want to make a claim against the drivers' property liability coverage.
6. Knotweed plan for 2021. **MOTION:** Invite representatives from LSI, CL Frank to describe their approaches to eradicating knotweed at a virtual meeting to be held some time before the March EC meeting . **PASSED**
7. Meeting with the LPA, SU and EC and discussion of common building agreements. **TABLED.**
8. Darcy - verification of getting information from new homeowners onto listserves. At orientation, new homeowners will be instructed regarding the two Laurel Park listservs. With the supplied information and the closing of a unit, the EC will add the new homeowner to the EC listserve and request that the new homeowner be added to the LP Social listserve.

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## E. **NEW BUSINESS**

1. During the recent snow storm the contractor reported numerous instances of homeowners treating workers abusively. Colleen will draft a message to the community advising them on appropriate treatment of contractors.
2. Jean will monitor EC email until February meeting.

F. MEETING ADJOURNED 8:03 PM. Next meeting:February 8, 6:15 PM on zoom.