

# HALP Executive Committee Meeting of 02/08/2021

## **Present:**

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

**Homeowners:** Louis Hasbrouck of #33, Tiffany Thibodeau of #52

**ABSENT:** Jean Listinsky

## **A. HOMEOWNERS MATTERS**

1. Louis Hasbrouck of #33 described his plan to install solar panels on his house. He has complied with all HALP reporting requirements and, with our approval, will proceed with the project.
2. Tiffany Thibodeau of #52 re: Mosquito Control. There was discussion of problems that have arisen in the past, such as homeowners not being aware of measures that have been taken, whether dunks have been deployed in a timely manner, whether other measures, such as spraying of pesticides should be used. Colleen will discuss options with Pancione and ensure that the community is kept informed of actions in the coming season.

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

1. **MOTION.** Approve Minutes of Jan 11 Meeting. **PASSED**

## **C. COMMITTEE REPORTS:**

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

1. ArborScope Update -
  - a. Surveyed 300 trees so far. Completion will be delayed until snow clears.
  - b. They provide a webinar on how to use the information they have gathered. The webinar is available a few times a day.
  - c. Thus far they have valued our trees at \$4.5 million. This valuation can be used for the purposes of insurance claims if necessitated.
  - d. They have begun to prioritize work that needs to be done.
2. Had a discussion with Attorney Grimaldi about 2 homes going into foreclosure.
3. Scam Attempt. Someone used Ruth's treasurer email to create a fake request from "The President" to make a payment into an account. The request was quickly recognized as a scam.

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

1. No orientations since we last met.

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## **PROPERTY OFFICER REPORT**

1. [Minutes of the Property Committee Meeting of 2/1/2020](#)
2. Presenters have been lined up for a Knotweed Informational Meeting - 6:00 pm on 3/2/2021. The meeting notice will be sent out shortly.
3. The property committee is contemplating embarking on a project to Map Septic Systems and Water Shut-Offs throughout the park. This is especially important when several homes operate on the same line. The EC encourages the PC to pursue this project.
4. The PC, in cooperation with the SU, is considering landscaping a few Common spaces and creating a Pollinator Meadow in the large open space adjacent to the salt barns. This area is a leach field that has been endangered by overmowing in the past, so, in addition to its aesthetic appeal, cultivating pollinator friendly plants would mitigate that problem.

## **FINANCE OFFICER REPORT**

1. [January Financial Report](#)
2. As of now expenses are under budget for the year. We have requested a report of the complete transaction history for last year.
3. 5 Homes in arrears

## **CLERK REPORT**

No Report

## **AT-LARGE REPORT**

No Report

## **D. OLD BUSINESS**

1. HOA Management Software approval. Darcy will contact Ryan tomorrow to get the contract worded properly.
2. Vote on Pancione Contract. We are currently on a month-to-month contract so there is no urgency to extend the term of the contract. The EC will take review our needs and consider modifications to the contract and continue discussion this Spring. **MOTION:** remove contract from old business. **PASSED.**
3. 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. **MOTION:** not to pursue an insurance claim since we have found that it would not be financially advantageous. **PASSED.**

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4. Refer to PC notes.
5. Meeting with the LPA, SU and EC and discussion of common building agreements.

## E. **NEW BUSINESS**

1. Colleen - Paving and Gravel Replacement Map ([see handouts](#)). Colleen will get estimates.
2. Colleen: Fence Repair and addition of boulders for safety near Unit # 13. Estimated total cost would be approximately \$1,200. We can potentially be reimbursed by the driver who crashed. **MOTION:** Approve expenditure of \$1200 for aforementioned repairs. **PASSED**
3. Colleen - Unit # 57 - Request for Approval of a Roof Shingle Replacement ([see handouts](#)). **MOTION:** Approve request of unit #57 to replace roof shingles. **PASSED.**
4. Colleen - Unit # 33 - Request for Solar Panels (see handouts). **MOTION:** Approve request of Unit #33 to install solar panels in accordance with all regulatory requirements.. **PASSED.**
5. Jody will monitor EC email until the March meeting.

F. MEETING ADJOURNED 7:40 PM. Next meeting: March 8, 6:15 PM on zoom.