

HALP Executive Committee Meeting of 03/08/2021

Present:

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

ABSENT: none

HOMEOWNERS: Sandra Hanig #66, Jaime Morton #100, Karen Gaggin #66, Sheila Delson #82

A. HOMEOWNERS MATTERS

1. **MOTION:** Approve Unit 100 homeowner request to add Pea Stone gravel to muddy areas around the house. (See Property Committee Minutes). **PASSED**
2. Sandra Hanig #65 related concerns about another homeowner consistently not picking up after their dog.

B. APPROVAL OF MINUTES.

1. **MOTION.** Approve Minutes of February 8, 2021 Meeting. **PASSED**

C. COMMITTEE REPORTS:

PRESIDENT'S REPORT

1. There was a question of whether the directory was visible to the public. Problem was resolved.
2. Official collection notices have been sent by lawyer to 2 homes in arrears.
3. Leases for 2 rental apartments have lapsed and need to be renewed. Renters continue to rent month to month.
4. Tree inventory has been completed. And we would like to set up a webinar to educate homeowners on how the maintenance system works.
5. A month ago a homeowner asked if we would put in an EV charging station.

VICE-PRESIDENT'S REPORT

No orientations this month.

PROPERTY OFFICER REPORT

1. [See minutes of the Property Committee Meeting](#)
2. Will be sending out information about bears and also information regarding construction projects.
3. Pancione will turn water on around April 15, at which time they will start placing Mosquito dunks.
4. Pancione will try to get the same landscaping for mowing this year.

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FINANCE OFFICER REPORT

1. [See February Financial Report](#)
2. The report reflects a misapplied payment for one of the stipends that has subsequently been corrected.

CLERK REPORT

NO REPORT

AT-LARGE REPORT

NO REPORTS

D. OLD BUSINESS

1. HOA Management Software approval. Darcy is reviewing and revising the proposal for final approval. The software will include an option for homeowners to pay their fees online. We expect to begin setup within the next week or so.

E. NEW BUSINESS

1. We discussed the options presented at the information meeting held on March 2.
MOTION: Select Land Stewardship as the company to contract for this project.
PASSED. Colleen will request an up to date proposal from Land Stewardship.
 2. Paving and Gravel replacement map has been submitted to Pancione. He is in the process of getting estimates for the work.
 3. Jody will monitor EC email until the April meeting.
 4. Unit 12 Work Request does not require EC approval.
 5. During joint meetings between EC, LPA and SU there have been agreements about maintenance and management of the common buildings. **MOTION:** Darcy to draft a proposal to LPA based on the discussion from the last two joint meetings.
PASSED
 6. **MOTION:** Convene Executive Session to discuss homeowner complaint. **PASSED**
 7. **MOTION:** Levy a fine of \$500 against homeowner for third violation of bylaw as specified in Item 1 of Executive Session. **PASSED**
- F. MEETING ADJOURNED 8:00 PM. Next meeting: April 12, 6:15 PM on zoom.