

# HALP Executive Committee Meeting of 05/10/2021

## Present:

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

## ABSENT:

**Homeowners:** Dennis Tarpey (#35), Tryna Hope (#24), Erin Nelson (#44), Louis Hasbrouck (#33), Kathleen Hasbrouck (#33), Mary Apikos (#10), Erin Nelson (#44), Robert Burkhardt (#34)

## A. HOMEOWNERS MATTERS

1. Tryna Hope (#24) & Erin Nelson (#44) to report on progress and plans for the library.
  - a. Books, furniture and garbage have been removed
  - b. Can shelving be placed on the porch for drying and airing out?
  - c. Group of homeowners wants to make renovations, such as repairing and renovating the ceiling without hiring a contractor so as to reduce costs. Is that permissible for homeowners to take on that job themselves? Or will EC be willing to pay for the work.
  - d. EC will have to look into insurance requirements and other implications of the project.

2. Dennis Tarpey (#35) to discuss bear problem. Jack Kyle, who lives in #34 has continued to feed wildlife, which is encouraging bears to come in to the park. He has been spoken to numerous times in previous year but it has escalated this year.

Mary Apikos: Afraid to go out because of the high presence of bears in the park.

Tryna Hope: Had talked to Jack about a year ago and said he should take down the bird feeders in accordance with EC regulations. Jack got upset and became belligerent.

Louis Hasbrouck: Bear walks through their yard to get to Jack's house. There was fresh food in the feeder and on the ground today. Suggests that we take him to housing court to obtain a court order to put an end to the behavior.

Erin Nelson: Concerned that her mom or other fragile people could be startled and injure themselves.

Jody Santos: confirmed that she saw food in the yard of #34

Kathleen Hasbrouck: Having lived here for 33 years she has felt safe until now. Wants to know how the situation will be resolved quickly.

Darcy: We are taking this seriously. Has spoken to the attorney about potential actions we can take. Let everyone know that matters such as this are taken up in Executive Session.

Seth: Suggests that homeowners can report the matter to the authorities.

Louis Hasbrouck: Feels that it should be handled by the EC.

Kathleen: Suggested that heavy persistent fines be levied.

Darcy described the fine scheduled.

Jean: No remorse. Greatly affected the community

Colleen: Jack is not a homeowner, which complicates things.

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3. Homeowner complaint about noise from dog. Laura reported that the dog at Unit 60 was barking and crying beginning at 9 PM and continuing until at least 8 AM. Same thing happened a week ago. There was discussion about the legality of tethering a dog outside. Currently the by-laws don't explicitly prevent this. Laura reports that the dog is barking and crying again and animal control has been called.
4. Dennis Tarpey raised a concern about the integrity of Pancione's data security and backup procedures. Darcy has learned that they back up every night, but will find out whether the back up drive is removed from the premises.

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

1. **MOTION.** Approve Minutes of April 12, 2021 Meeting. **PASSED**

## **C. COMMITTEE REPORTS:**

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

The following were done this month:

1. Spoke with a potential buyer of Unit 43 regarding bylaw questions. Interest was subsequently removed due to extensive needs for renovation.
2. Received and responded to emails from a homeowner with possible issues for complaints. The homeowner subsequently worked out the issues with her neighbor and will not be making a formal complaint.
3. Met with Unit owner 31 along with the Property Officer. Discussed plans for internal renovations only not requiring further EC approval. Ownership will be transferred to individuals by June as agreed upon with the EC in December purchase agreement.
4. Communicated with Pancione regarding refund on misallocated stipend. Issue has been resolved.
5. Researched unit ownership on deeds for HOA software transfer.
6. Received call from lending institution verifying information for mortgage refinance for a homeowner.
7. Requested tree estimates from Bartlett Tree Service for trees assessed to need attention ASAP or Priority One.
8. Several conversations with attorney regarding HALP matters to be reported in the Executive Session.
9. Referred request for use of Tabernacle by First Churches to LPA.
10. Communication with real estate agent regarding #115.
11. Continued work on proposals for LPA and HALP.
12. Along with members of the EC, met with Social Union and LPA members in a joint meeting.
13. Requested information from Pancione on data storage.

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

1. Conducted orientation for tenants of #86.

## ***PROPERTY OFFICER REPORT***

1. See the [Minutes of the Property Committee meeting of 5/3/21](#)

## ***FINANCE OFFICER REPORT***

## ***CLERK REPORT***

1. [Status of Empowered HOA software and HALP Information Infrastructure](#)

## ***AT-LARGE REPORT***

Laura

A neighbor expressed serious concern about the safety of one of the trees in front of my cottage #59 . He witnessed it moving to and fro on a recent windy day. He was so concerned that it would fall that he moved his car. Colleen has information about the tree but a plan has not yet been formulated.

Jean

No Report

## **D. OLD BUSINESS**

1. Paving and Gravel Replacement. Pancione got an estimate of \$34,000 for all paving and gravel replacement in the park.
2. HOA Software. Hopefully we'll all be signed up and oriented by June.

## **E. NEW BUSINESS**

1. Unit # 105 - Homeowner Request to remove Chimney (Colleen). **MOTION:** Approve project. **PASSED.**
2. Vote on Painting and Masonry Repair to the Laurel Park Front Gate (Colleen). Gate rusty, caps eroding, masonry crumbling. Plan is to replace concrete with granite, paint the fence and repair the caps. Cost is estimated to be \$2,400 for granite. \$800 to repair caps. \$1,650 to paint wrought iron fence. **MOTION:** Accept estimates for repairs to the front gate. **PASSED**

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3. Brief Report on Issues with the Maker's Space Clean-out. (Colleen). Hazardous waste must be removed.
4. Coverage of EC Email. Seth will monitor email until the next meeting.
5. **MOTION** to convene Executive Session.**PASSED**  
After concluding the Executive Session.
6. **MOTION** to Approve Item 1 in Exec Session which specifies levy of a fine and other actions to address violation of prohibition against feeding wildlife. **PASSED**.
7. **MOTION** to Approve Item 2 in Exec Session which specifies levy of a fine and other actions to address violation of bylaws governing control of dog behavior. **PASSED**.
8. **MOTION** to take further action to address the increased presence of bears in the park, including: sending safety rules to residents; requesting guidance from the MA Environmental Police; having an expert evaluate our composting practices; canvassing the park to assure there are no filled bird feeders or other violations of wildlife feeding rules. **PASSED**

F. MEETING ADJOURNED 8:47PM. Next meeting: June 14, 6:15 PM on zoom.