

# HALP Executive Committee Meeting of 06/14/2021

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

**ABSENT:** Jean Listinsky

**Homeowners:** Tryna Hope (#24), Erin Nelson (#44), Karen Gaggin (#66), Sandra Hanig (#65)

## A. HOMEOWNERS MATTERS

1. Iliia Cornier-Rivera (#87) to discuss use and management of the Dining Hall.
  - a. Covid restrictions have been lifted and the EC position remains that we should be in compliance with state and local guidelines. Colleen will send out current Covid Guidelines for MA and Northampton to LP Community.
  - b. Requests that the Dining Hall be open on a more regular basis for activities other than just use of recreational activities
  - c. Barring new threats from Covid, the EC is in favor of allowing the Social Union to conduct its end of year tag sale
  - d.
2. Erin Nelson (#44) & Tryna Hope (#24) - Library
  - a. Work done
    - 1) Erin and Dennis took down ceiling tiles and runners
    - 2) Shelves have been cleaned and stored in the Office
    - 3) Cleaning of room is scheduled for next week
    - 4) Moving ahead with priming /painting.
  - b. Colleen has gotten an estimate for replacing the ceiling with beadboard, however there is a concern about the old knob and tube electrical wiring, and so we will need to arrange a consultation / estimate from an electrician prior to installing it.
  - c. Questions
    - 1) Colleen will review issues related to cleaning the brass mail boxes and see if there is a workable storage solution for the water keys to free up the closet and repair the hole in the floor, and get back to the Library Group.

## B. APPROVAL OF MINUTES.

1. **MOTION.** Approve Minutes of May 10, 2021 Meeting. **PASSED**

## C. COMMITTEE REPORTS:

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

1. There are only two meetings between now and the August EC meeting, at which time we will have to have a budget proposal, bylaw proposals and a decision on whether to hold the annual meeting in person or via Zoom.
2. The only positions not up for election this year are President and Property Officer.

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3. The October EC meeting is scheduled for Columbus Day, so will be rescheduled to October 4.

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

1. Orientation for #43 this coming week.

## ***PROPERTY OFFICER REPORT***

1. [See the Minutes of the Property Committee meeting of June 7, 2021](#)

## ***FINANCE OFFICER REPORT***

1. See the [May 2021 Balance Sheet](#) and [May 2021 P & L](#)
2. 5 Homes in arrears

## ***CLERK REPORT***

1. Empower software is ready to go and we should test with the intention of going live before the next meeting.
2. Will create a protocol for how to route action items

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

Laura - 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. **MOTION:** Postpone until next year. **PASSED**
2. HOA Software. Ongoing project.
3. Maker's Space Clean-out. (Colleen). Hazardous waste must be removed and some minor repairs are required. This project is close to completion.
4. Darcy and Karen Gaggin continue to unearth historical documents related to the provenance of the common buildings that were sold by LPA to the Condominium Trust. We will continue to investigate before taking any action that relies on or is impacted by ownership of the buildings.

## **E. NEW BUSINESS**

1. Discussion / Approval of Painting and Repairs in some Common Buildings (Colleen)

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- a. **MOTION:** Allocate \$1700, comprised of \$1035 for supplies and \$665 for labor, for repairs to the Library including replacing the ceiling, painting and other minor items. **PASSED**
- b. **MOTION:** Allocate \$800 to paint the walls and refinish the floors of Normal Hall. **PASSED**
2. Financial Discussion in regard to Tree Work Plans. (Colleen)
  - a. Bartlett assessed 400 trees and came up with an estimate of \$47,000 for work that is deemed urgent. We will assess whether we can contract some of the tree removal work for a lesser cost. The assessments we have received from Bartlett based on the tree inventory will enable us to more accurately budget tree work for next year.
3. The EC agreed to continue meeting via Zoom rather than revert to in person meetings.
4. Guideline Revisions:
  - a. **MOTION:** Accept changes to [LP Guidelines for Complaints](#). **PASSED**
  - b. **MOTION:** Accept changes to [Executive Committee Guidelines on setting fines](#). **PASSED.**
5. **MOTION:** Convene Executive Session. **PASSED**
6. After returning from Executive Session:
  - a. **MOTION:** Per Item 5 of the Executive Session, issue a letter of warning to the unit owner for having a refrigerator left outside without having the doors removed. **PASSED**
  - b. **MOTION:** Per Item 6 of the Executive Session, issue a letter of warning to the unit owner for making physical changes that exceed that granted approval by the EC and for improper disposal of dog waste. **PASSED**
  - c. **MOTION:** Per Item 7 of the Executive Session, request that the unit owner provide plans for the unit that is in a dangerous state of disrepair. **PASSED**

F. Next meeting: July 12, 6:15 PM on zoom.

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