

HALP Executive Committee Meeting of 07/12/2021

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

ABSENT:

HOMEOWNERS: Deb Kozlowski #48, David Lindbo #48

A. HOMEOWNERS MATTERS

1. Unit #48 Review - Deb Kozlowski and David Lindbo have gotten things underway for the demolition of #48 and rebuild. Project is subject to the schedules of the contractors. They have submitted a tentative [sketch of their plans](#) for the new home they will build on the site.

B. APPROVAL OF MINUTES.

MOTION: Approve Minutes of June 14, 2021 Meeting. **PASSED**

C. COMMITTEE REPORTS:

PRESIDENT'S REPORT

No Report.

VICE-PRESIDENT'S REPORT

Orientation for unit #43

PROPERTY OFFICER REPORT

[See Minutes of the Property Committee Meeting of July 6, 2021.](#)

FINANCE OFFICER REPORT

June [Balance Sheet](#) & [P & L](#)

CLERK REPORT

Short website outage due to change of hosting service

AT-LARGE REPORT

- a. Laura -
- b. Jean -
 - 1) Visitor suggested sprucing up the fence along Rte 5, which we can consider during our assessment of desired improvements
 - 2) curb on Baker St. obtrudes into the street making access difficult. We will also consider this during our assessment of improvements.

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D. OLD BUSINESS

1. HOA Software. We intend to go live with the software by the September meeting. Within the next several days we will send out introductory email and distribute video tutorial on how to sign up and use the system. We will set up a zoom tutorial session and be available for help on an ongoing basis.
2. Library Update.
 - a. Colleen is trying to get an electrician to come out to evaluate the electrical wiring in the building.
 - b. The ad hoc library committee wants to ensure that the library is heated so as to avoid the recurrence of mold. We have asked for specific plans.

E. NEW BUSINESS

1. 2022 Budget Preliminary
 - a. Darcy will be sending out a preliminary budget worksheet for the EC to review. Among the suggestions is that the paving project that we are considering be paid for out of our healthy reserve account.
 2. The board voted to conduct the Budget and Bylaw meeting via Zoom. We will hold off on a decision about the Annual Meeting. Among our concerns is that if a new strain of the Covid virus becomes prevalent it would jeopardize a physical meeting.
 3. We reviewed the open positions for 2021 Elections and hope to have a definitive list of those positions by the next EC meeting so as to prepare the Nominating Committee.
 4. **MOTION:** Convene Executive Session. **PASSED**
- F. Meeting adjourned: 8:21PM
Next meeting: August 9, 6:15 PM on zoom.

a.