

HALP Executive Committee Meeting of 08/09/2021

EC: Presiding Officer: Darcy Johnson, Acting Clerk: Seth Wilpan; Colleen Byrnes, Ruth Anne Lundeberg

ABSENT: Jody Santos, Laura Wallis, Jean Listinsky

HOMEOWNERS MATTERS

1.

B. APPROVAL OF MINUTES.

MOTION: Approve Minutes of July 12, 2021 Meeting. **PASSED**

C. COMMITTEE REPORTS:

PRESIDENT'S REPORT

1. Lots of real estate activity:
 - a. Units 115 and 5 – In Contract
 - b. Units 49 and 81 on the market
 - c. Unit 43 sale delayed
2. Archive committee has been formed to review and classify old documents.

VICE-PRESIDENT'S REPORT

No Report

PROPERTY OFFICER REPORT

[See Minutes of the Property Committee Meeting of August 9, 2021.](#)

FINANCE OFFICER REPORT

See the [July P & L](#) and [July Balance Sheet](#)

CLERK REPORT

Awaiting word from HOA tech support on some minor bugs that have been encountered. email.

AT-LARGE REPORT

- a. Laura – No report
- b. Jean – No report

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D. OLD BUSINESS

1. HOA Software. We will send out the sign-up invitation to homeowners tomorrow, August 10.
2. Library Update. Work proceeds on refurbishing the library. See details in the Property Committee report.
3. Review proposal for LPA and HALP. HALP and LPA continue to negotiate an agreement for sharing responsibilities and costs for maintenance and use of the common buildings. **MOTION:** Postpone vote on acceptance of the agreement until the next meeting. **PASSED**

E. NEW BUSINESS

1. Vote on 2022 Budget to send for Budget and Bylaw Meeting. **MOTION:** Accept Budget as proposed to be presented at the Budget & Bylaws meeting. **PASSED**
2. Verify members of the EC for election so Nominating Committee may be notified. Current EC members were polled on their willingness to run for office.
3. Three By-Law amendments were proposed and agreed on in principle. Some of the language was amended and we will vote on accepting the revised language prior to the Budget and Bylaws information packet being sent out.
4. The leases for the apartments rented by HALP are out of date and the rent has not been increased for at least three years. **MOTION:** Increase rent on each apartment by \$50 effective January 1 and ask Pancione to draft new leases that are to be renewed on an annual basis. **PASSED**
5. We need to develop a protocol for removing emails from listservs and Empowered HOA for those moving out of the Park. This will be mitigated by somewhat by the Empowered HOA software since only one set of owners can be associated with a unit at any one time. We will work with Pancione to develop a system whereby everyone concerned is notified when ownership of a unit changes.
6. **MOTION:** Go to Executive Session. **PASSED.**
7. Returned from Executive Session with no action items to pursue.

- F. Meeting adjourned: 7:59 PM
Next meeting: September 13, 6:15 PM on zoom.

a.