

HALP Executive Committee Meeting of 10/04/2021

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

ABSENT: Jean Listinsky

HOMEOWNERS: Ed Cheal #80, Lauren Anderson #57, Heidi Anderson #57, Melanie Miller #88, Cyn Horton #101, Karen Gaggin #66, Lauren Vitiello #114, Thom Herman #17

HOMEOWNERS MATTERS

1. Cyn Horton of unit #101 - problem with poison ivy wrapped around her chimney. The Property Chair will look into whether we can help.
2. Lauren Vitiello is concerned about branches overhanging her house and was advised to submit a tree request or speak to Colleen to make a formal request.
3. A homeowner walking from Rockridge encountered an off-leash dog who attacked her dog, which was injured.
4. A homeowner witnessed a car speeding up the road without yielding to Jody, who was walking on the road. Someone jumped out of the car yelling obscenities and continued to berate her as she approached.
5. The EC has received a complaint of unapproved signage on common land

B. APPROVAL OF MINUTES.

MOTION: Approve Minutes of September 13, 2021 Meeting. **PASSED**

C. COMMITTEE REPORTS:

PRESIDENT'S REPORT

- a. Received a notice from the IRS of overpayment of taxes in the amount of \$4,530. Accountant has requested a refund and will amend the estimated tax payment.

VICE-PRESIDENT'S REPORT

No Report

PROPERTY OFFICER REPORT

[See Minutes of Property Committee Meeting of October 4, 2021](#)

FINANCE OFFICER REPORT

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

CLERK REPORT

No Report

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AT-LARGE REPORT

- a. Laura - No Report

D. OLD BUSINESS

1. Library Update. All planned repairs and renovations involving HALP participation are complete. The library committee is completing the finishing touches.
2. Review proposal for LPA and HALP. Discussions are ongoing and there are no developments to report at this time.
3. The details of the easement request for Unit 12 have been finalized and can be found in the Property Committee minutes. There will be further negotiations with the unit owner once the details of executing the easement have been settled.

E. NEW BUSINESS

1. Preparation for Annual Meeting. Packets have been mailed. Voting procedures have been updated this year to eliminate some ambiguities in last year's procedure. The voting process will be fully explained at the meeting.
2. Update on Long-Term Planning Committee. Seth will draw up a document to describe the intent and operation of this new committee and present it at the annual meeting.
3. Open Committee positions. In order to effect a more efficient transition, Ruth has agreed to continue as Finance Officer and Seth will continue for another year to complete the 2-year term as clerk. This leaves the 2 at-large positions open, which is a good, low pressure opportunity for new EC members. Lauren Vitiello has agreed to run for one of those at-large positions.
4. Darcy has drafted a document that summarizes the requirements for executing a deed for a home at Laurel Park. The EC will review the document and be prepared to have it added to the Orientation Packet at our next meeting.

After returning from Exec Session:

MOTION: Deliver Warning for dog being off leash per item 1 **PASSED.**

MOTION: Issue Warning Letter for speeding per item 2a. **PASSED**

MOTION Notify homeowner that all adult residents must attend an orientation session per item 2b, **PASSED**

MOTION issue Warning Letter to homeowner regarding display of political signage on common land per item 3. **PASSED**

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F. **MOTION:** Adjourn. **PASSED** Meeting adjourned: 8:20 PM
Next meeting: November 8, 2021 , 6:15 PM on zoom.