

HALP Executive Committee Meeting of 2/14/2022

Present: EC: Presiding Officer: Darcy Johnson, Clerk: Seth Wilpan; Colleen Byrnes, Ruth Anne Lundeberg, Laura Wallis, Lauren Vitiello, Sandra Hanig

HOMEOWNERS: Linda "Shivani" Kleinerman Unit #55

ABSENT:

A. HOMEOWNERS MATTERS

Shivani suggests that the main entrance (front gates) need better lighting. There's also what seems to be a false entrance that leads the fence behind the dumpsters that someone could turn into accidentally.

Sandra will contact Dennis to see whether the SU will keep the Xmas lights up.

Colleen will talk to Pancione about what can be done in the dumpster area.

B. APPROVAL OF MINUTES.

MOTION: Approve Minutes of Meeting of 1/10/22. **PASSED**

C. COMMITTEE REPORTS:

PRESIDENT'S REPORT

- The Real Estate Agent for the sale of Unit #99 called to ask whether the footprint could be extended
- The language for the easement for unit #12 is being negotiated, but is expected to be finalized soon.
- Received a call from someone who is desperate to buy in Laurel Park and hoped to get some inside information.

VICE-PRESIDENT'S REPORT

Humming in pipes was mitigated by backflow retainer valve and modification to tank, however it is not entirely resolved. Laura will check with others in the neighborhood to see if the problem persists.

PROPERTY OFFICER REPORT

[See Minutes of the Property Committee meeting of 02/01/22.](#)

FINANCE OFFICER REPORT

[See the January Financial Statements](#)

- 4 homeowners in arrears
- Last last year with a budget surplus that we will request be added to reserves to help subsidized paving scheduled for next year.

CLERK REPORT

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Bylaws have been dropped off at Hampshire Registry of Deeds.

AT-LARGE REPORT

Lauren - No Report

Sandra - No Report

LONG TERM PLANNING COMMITTEE REPORT

MOTION: Claire Dacey of unit# 52 be approved to become a member of the Long-Term Planning Committee. **PASSED**

D. OLD BUSINESS

1. Operating agreement between LPA and HALP. The agreement must be drafted in several parts.
 - a. We must execute an easement for the Chapel (#20) to grant the LPA use of the building.
 - b. We are amending the original agreement that was made in 2008 to say that HALP, rather than LPA, will maintain the Tabernacle and Normal Hall.
 - c. Part of the agreement between the two organizations was that we would look into options that would protect the 9-acre woods from development. Our lawyer suggested that one option would be to grant the land to the city as conserved property. This would prevent the land from being developed without us having to be responsible for it. Another option would be to ask for an easement from LPA. This aspect of the agreement will be entertained at a future date, but we note that our lawyer has the expertise to help us with it.
2. Meeting with Pancione postponed.

E. NEW BUSINESS

1. Assessment of investment strategy. Lauren and Seth will reach out to Financial Advisors they know.
2. Lighting of front entrance to the park - see Homeowner Matters above.
3. Playground. See the Property Committee Minutes for a discussion of the issues. Options are being investigated with safety concerns in mind.
4. **MOTION:** Convene Executive Session. **PASSED**
5. Returned from Executive Session. No votes required.

E. Meeting adjourned: 7:54PM

Next meeting: March 7, 2022 , 6:15 PM on zoom.

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