

HALP Executive Committee Meeting of 4/11/2022

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

ABSENT:

HOMEOWNERS:

A. HOMEOWNERS MATTERS

1. French Drain for Bob Burkhardt #34. **MOTION:** Accept the PC recommendation for French Drain and Dry Well and approve the request.
PASSED
2. Request by Mel Cheal #81 for reimbursement for cost of towing/impoundment of van parked with no identification. Van was parked in a parking area near the Coles Meadow Road entrance. Laura spoke to some people to try to find out who the owner was, then called Pancione, who called the police, who had the vehicle towed. However, the bylaws specify that the EC should notify the owner that they are in violation. **MOTION:** In accordance with the bylaws we will reimburse the owner. **PASSED** The relevant bylaw is ambiguous. In this case we did not know who the owner was and therefore didn't know who to contact. Our decision to reimburse the owner was based on the stipulation that we could have posted a notice on the official EC listserv. We think that the bylaw should be modified to: 1) make it incumbent on the vehicle owner to notify the EC of the presence of their vehicle, 2) specify that a message be broadcast on the listserv and 3) specify the time the owner has to respond to the notice.
3. A homeowner would like their individual parking spot leveled and re-filled with gravel. Property Committee recommends that the homeowner be responsible for their own parking spaces. **MOTION:** Accept the Property Committee recommendation that homeowners be responsible for the maintenance of their individual parking spots. **PASSED** We will note this decision in the Homeowner Guidelines to help ensure that this policy is enforced uniformly in the future.
4. Unit 12 requests approval for [changes to the exterior of their home](#). Since the proposed stairway is on common land a railing must be installed by the EC. We need to get full details from the Unit owner.
5. A homeowner upset about where Real Estate signs are being placed outside the park in front of the center of the gate. Signs are permitted to be placed alongside the edges of the entrance and can be moved if they're placed elsewhere. We can also request that signs be removed once a unit is sold.
6. Several homeowners were concerned about signs that say the park is under surveillance. All but one have been taken down. **MOTION:** Ask Pancione to reimburse us for the signs that have been taken down and in future consult with the EC. **PASSED**

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B. APPROVAL OF MINUTES.

MOTION: Approve Minutes of Meeting of 3/7/22. **PASSED**

C. COMMITTEE REPORTS:

PRESIDENT'S REPORT

No Report

VICE-PRESIDENT'S REPORT

- One orientation for Andrew Lehman in Unit 31
- Spoke with Wendy Abeles about finding a place for a new leach field for her. Questions whether we need to do a survey to determine availability of septic spots. There was a lengthy discussion about the diminishing space for new leach fields in the park. We'll ask the engineer who's working with Wendy to bring proposals to the EC.

PROPERTY OFFICER REPORT

- [See Minutes of the Property Committee meeting of 04/07/22.](#)
- The Property Committee has recommended cutting down 2 trees near the Coles Meadow Road entrance in order to make more room in the parking area there.

MOTION: Table discussion of removal of trees near Coles Meadow Rd. to facilitate more parking. **PASSED.**

MOTION: Re-open discussion of tree removal. **PASSED**

MOTION: Get utility company to trim tree branches and not cut down trees. **PASSED**

- We will need to develop policy for use of the maker space. We will solicit interest and ask people to form a committee for that purpose.

FINANCE OFFICER REPORT

[See the March Financial Statements](#)

CLERK REPORT

AT-LARGE REPORT

Lauren - Unit 10 going up for sale

Sandra -

- Lots of talk about lighting
- jumping worms are an imminent problem.

LONG TERM PLANNING COMMITTEE REPORT

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MOTION: Appoint Norbert Goldfield to the Long Term Planning Committee.
PASSED

D. OLD BUSINESS

1. Investment of funds. We met with Rob & Kathy of Eagle Strategies on March 31. They suggested that investing a few thousand dollars a month into a managed fund such as the PAX Balanced fund. We will set up a meeting with Edward Jones.
2. Ani's request to use the upstairs room of Normal Hall. We await further word from LPA and Ani.
3. Easement for Unit 12. Paperwork on the verge of finalization.
4. Our agreement with LPA is under review by our attorney.
5. Our attorney is continuing to work on delinquency of unit 60.

E. NEW BUSINESS

1. Should the link to the list of recommended service providers be removed from the HALP website? Darcy will ask Nick
2. Elizabeth Nett would like to purchase 3 of our old unused portable speed bumps. **MOTION:** Sell 3 for \$100. **PASSED**
3. Darcy received a request from Gary Bavona to conduct a seminar on aging in place. We will refer his request to the LPA
4. Colleen & Darcy announced that they will be putting their house on the market and will have to resign from the EC as soon as their house is sold. Laura will assume the role of President at that time. The role of Property Officer will be vacant. Right now there is only one person on the nominating committee.

E. Meeting adjourned: 8:19 PM

Next meeting: May 9, 2022 , 6:15 PM on zoom.