

HALP Executive Committee Meeting of 5/09/2022

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

ABSENT:

HOMEOWNERS: Patty Bell #111, David Santos #11 and Louis Hasbrock #33, Beth Brown #19

A. HOMEOWNERS MATTERS

1. Discussion of Buried Oil Tank at # 111. There is a question of whether the tank has to be removed and if so, whether it is the homeowner's responsibility to remove the tank since it is outside the footprint of the home. David Santos, who is listing the property, and Patty, owner, have contacted the Fire Department who informed them that unless there is evidence of a leak, the tank does not have to be removed.
Darcy suggests that the tank be inspected and written acknowledgement be provided. However, it appears that the inspection would be more expensive than removal.
The EC will deliberate.

2.

B. APPROVAL OF MINUTES.

MOTION: Approve Minutes of Meeting of 4/11/22.**PASSED**

C. COMMITTEE REPORTS:

PRESIDENT'S REPORT

No Report

VICE-PRESIDENT'S REPORT

One Orientation for unit #80, attended by Darcy & Colleen. The owner intends to rehabilitate the home and there were several issues concerning that to discuss.

PROPERTY OFFICER REPORT

[See Minutes of the Property Committee meeting of 05/22.](#)

FINANCE OFFICER REPORT

[See the April Financial Statements](#)

Paving expense was planned to be taken from the reserve account, but since there was a budget surplus last year, we may delay withdrawing the money from the reserve until we know how much we will actually need.

CLERK REPORT

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No Report

AT-LARGE REPORT

Lauren - No Report

Sandra - Contacted by a homeowner who was interested in installing EV charging stations, but when they looked into the details they withdrew the suggestion.

LONG TERM PLANNING COMMITTEE REPORT

No Report

D. OLD BUSINESS

1. Investment of Reserve Funds. Members of the EC held meetings with 2 investment advisers. The representative of Edward P. Jones suggested starting with ladder CD's and perhaps tax-free Municipal Bonds. The EC feels that we need to invest in order to stay ahead of inflation. **MOTION:** Open an investment account with Edward P. Jones. **PASSED**
MOTION: We will invest a maximum of \$100,000 with Edward P. Jones. **PASSED**
2. LPA Agreement for use of Normal Hall tower. The space needs extensive cleaning, which the EC does not feel we should pay for. Ani has agreed to pay for 2 hours of Pancione's time. We need to resolve the issue of liability. Neither LPA nor EC wants to assume the liability. Ani has insurance that will cover it and we suggest that he provide us with a rider that specifically covers the situation. At the very least we want to be explicit that HALP is not the primary insurer.
3. Our attorney says it's OK to post service recommendations on the website as long as we state that they are not official recommendations of the EC.

E. NEW BUSINESS

1. Transition of Officers. June will likely be Darcy's and Colleen's meeting. Laura has a choice as to whether to relinquish her role as VP and assume the presidency, or to assume the role of acting President and then serve out her term as VP after the new election. Sandra's At-Large position ends at the next meeting. Lauren's At-Large and Ruth's Treasure position have another year in their terms.
Property Officer and Clerk are up for election at the next annual meeting. Three members of the PC will be up for election this year.
2. Three maintenance items that were not budgeted:
 - a. Pete's [Painting Estimate for Chapel # 20](#): \$4,900
 - b. Roofing estimate for Porch Roof of Normal Hall: \$4,100

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c. Roof on the Chapel: \$10,400

MOTION: Approve expenditure of \$14,500 for roof work for Normal Hall and the Chapel. **PASSED**

MOTION: Approve expenditure of \$4,900 to Paint the Chapel (#20).
PASSED

3. Regarding the responsibility for remedial action for the oil tank at unit #111, we have determined that because it serves a particular cottage it is the responsibility of the homeowner.

MOTION: Convene Executive Session. **PASSED**

After returning from Executive Session:

MOTION: Approve item 2 of Executive Session. **PASSED**

Meeting adjourned: 8:53 PM

Next meeting: June 13, 2022 , 6:15 PM on zoom.