

HALP Executive Committee Meeting of 7/18/2022

EC: Presiding Officer: Laura Wallis, Clerk: Seth Wilpan; Louis Hasbrouck, Ruth Anne Lundeberg, Laura Wallis, Lauren Vitiello,

ABSENT: Sandra Hanig

HOMEOWNERS: Wendy Kane #36, Deb Kozlowski #48, Tryna Hope #24

A. HOMEOWNERS MATTERS

1. Proposed Construction at Unit #49. Liz Powers is concerned that the septic system for #48 is too close to her unit and will preclude her from foundation work on her unit. She wants to make sure that the septic system hearing takes place. Septic hearing has been set for July 25 at 6:15 PM. Neighbors will be notified and septic plans and notice of the hearing will be posted on the bulletin board and the HALP listserv.

MOTION: Approve building of foundation with the proviso that the final plans for the house remain to be approved. **PASSED**

B. APPROVAL OF MINUTES.

Approval of minutes of 7/11 meeting will be voted on at the next regular monthly meeting

C. COMMITTEE REPORTS:

PRESIDENT'S REPORT

VICE-PRESIDENT'S REPORT

PROPERTY OFFICER REPORT

FINANCE OFFICER REPORT

CLERK REPORT

AT-LARGE REPORT

Lauren -

Sandra -

LONG TERM PLANNING COMMITTEE REPORT

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D. OLD BUSINESS

E. NEW BUSINESS

1. Discussed the proposal to install a new playground. Concern about the high cost and decided to explore options to renovate/upgrade current equipment and playground area. **MOTION:** Ask Pancione for an estimate to remove existing wooden structure in the playground and repair existing slides and swings. **PASSED**
2. Discuss how to easily identify homeowner vehicles, especially at the dumpster. This has been discussed several times in the past and the conclusion has always been that the cost of monitoring the dumpster area far outweighs the benefit. We are collecting automobile information on the new homeowner information sheet, but it is not easily searchable. The new online homeowner information form could allow us to make that information more available. **MOTION:** Table the discussion. **PASSED**
3. Annual meeting:
 - a. Discuss a plan to prepare 2023 budget
 - i. Major Projects
 1. Roof of Chapel
 2. Rotting wood on south side of Dining Hall
 3. Repair stairs to entrance
 4. Part of Normal Hall Roof
 - ii. Ruth will meet with other members of the EC to create a draft budget for discussion at the next regular EC meeting
 - b. We will send a message to the community reminding them to get bylaw recommendations by the third week of August.
 - c. should it be in person or on zoom? **MOTION:** Hold a meeting on Zoom. **PASSED**
 - d. Discuss a plan to update bylaws.
4. We will re-establish our system of delegating one one EC member each month to respond homeowner emails and ensure that follow-up action is taken, if necessary. That person will also inform homeowners of decisions made at the EC meeting concerning their issues.
5. **MOTION:** Table remaining agenda items. **PASSED**
6. Discuss protocol when dealing with matters requiring law enforcement
7. Storage space for LPA & social union. Also use of HALP/EC office
8. Discuss possible interim meetings: yes/no formal/informal
9. Obstacles to getting homeowners to run for EC: possible solutions

F. EXECUTIVE SESSION

10. Meeting adjourned: 7:52 PM

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Next meeting: August 8, 6:15 PM on zoom.