

# HALP Executive Committee Meeting of 8/8/2022

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

**ABSENT:**

**HOMEOWNERS:** Tryna Hope #24, Peter Russell #115, Deb Kozlowski #48, Amanda Nash #99, Margaret and Frank Bowrys #79

**GUEST:** Sean Patrick Maher #80

## **A. HOMEOWNERS MATTERS**

1. Proposed structure at Unit #48
2. Proposed Construction at Unit #80. Sean Patrick Maher is the contractor for this project.
  - a. Will cylindrical install piers for the foundation
  - b. Planning to install septic, but perc test has not been conducted yet.
  - c. Sean agrees to keep the community informed as far in advance as possible of the nature of work anticipated to be conducted. He expects that the noisiest phase of the project will be during the construction phase. During some phases of the project they'll require a dumpster and a Port-a-Potty. Sean will get approval from the EC prior to their deployment.
  - d. Plan [Drawing 1](#), [Drawing 2](#), [Drawing 3](#), [Scope of Work](#)
3. Proposal for Flu vaccine clinic at Laurel Park- Joni #75. **TABLED**

## **B. APPROVAL OF MINUTES.**

**MOTION:** Approve of minutes of 7/11 meeting. **PASSED**

**MOTION:** Approve minutes of 7/18 meeting. **PASSED**

**MOTION:** Approve minutes of 7/25 hearing. **PASSED**

## **C. COMMITTEE REPORTS:**

### ***PRESIDENT'S REPORT***

1. Concern about the pile of construction trash #43.

**MOTION:** Send a warning letter to inform unit owners that they must remove the trash. **PASSED**
2. The park has received clearance to foreclose on #60. Updates will be forthcoming.

### ***VICE-PRESIDENT'S REPORT***

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No Report

## ***PROPERTY OFFICER REPORT***

1. Louie spoke to Pancione last week. He made a few requests for electrical work on Normal Hall. His impression is that Pancione is having difficulty providing adequate support. Laura and Seth are planning to meet with Pancione later this month.
2. Spoke to CL Frank about potential tree work.
  - a. There are three batches of trees that need attention, each batch at a cost of around \$10,00.
    - i. One batch of 4-5 trees will require use of a crane.
    - ii. Another batch of 10-11 trees can be handled without a crane.
    - iii. The last batch consists of an as yet undetermined number of trees that mostly need trimming. The estimate for this work is pending.
  - b. We have \$30,000 in the budget for tree work, none of which has been spent this year, so this work is within our budget.
3. There's concern about water and silt drifting down to the house from the parking lot above unit #89. This is a longstanding concern. Louie will get an estimate on how to mitigate the situation.

**MOTION:** Allocate \$4,000 for urgent repairs to Normal Hall and the Dining Hall. **PASSED**

## ***FINANCE OFFICER REPORT***

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

## ***CLERK REPORT***

Reminder - Archive EC messages, don't delete them.

## ***AT-LARGE REPORT***

Lauren - Residents of Unit #115 are vacating the property and there are holes in the area around the home which may be unsafe. Louis will check.

Sandra - No report

## ***LONG TERM PLANNING COMMITTEE REPORT***

No Report

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## D. OLD BUSINESS

1. LPA requests of the EC for the Sesquicentennial celebration. We will redo the pathway to the Tabernacle. Chapel benches are being refinished. The Property Officer has requested that Pancione make repairs to the Dining Hall steps and electrical work in Normal Hall.

## E. NEW BUSINESS

1. 2023 budget
2. Discuss a plan to update bylaws. A document is being drawn up with EC bylaws proposals. We will review it between now and the next meeting and include a final version in the annual meeting packet.
3. Repairs to Normal Hall safety lights before Sesquicentennial. - See Old Business
4. Discuss protocol when dealing with matters requiring law enforcement.  
**TABLED**
5. Storage space for LPA & social union. Also use of HALP/EC office.  
**TABLED**
6. **MOTION:** Remove Item: Discuss informal possible interim meetings: yes/no, form. **PASSED**
7. Obstacles to getting homeowners to run for EC: possible solutions. We discussed it.
8. **MOTION:** Approve construction on Unit #80. **PASSED**
9. **MOTION:** Approve construction on Unit #48. **FAILED**

## F. EXECUTIVE SESSION

10. Meeting adjourned. 8:58PM

Next meeting: 6:15 PM on zoom.