

HALP Executive Committee Meeting of 9/12/2022

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

ABSENT:

HOMEOWNERS: Tryna Hope #24, Lauren Anderson #57, Dennis Tarpey #35, Jonathan Dean #113, Beth Brown, Janet Vance #29, Amanda Nash #99, Beth Brown #19, Victoria Lucadello #28, Joni Sexauer #75, Deb Koslowski #48

GUEST: Mike Pancione, Brian Megliola, JD Ross

A. HOMEOWNERS MATTERS

1. Construction debris and disruption at unit #48. Stove is waiting for pick-up to be refurbished. Bedsprings will be removed. Cinder blocks and firewood available to neighbors. Contractor says the debris will be removed by the end of the week. Contractor will provide a schedule of the construction to the EC for distribution to neighbors.

B. APPROVAL OF MINUTES.

MOTION: Approve of minutes of 8/8/22 meeting. **PASSED**

MOTION: Approve of minutes of 8/22/22 meeting. **PASSED**

C. COMMITTEE REPORTS:

PRESIDENT'S REPORT

No Report

VICE-PRESIDENT'S REPORT

No Report

PROPERTY OFFICER REPORT

1. Unit #76 wants EC to replace the water shut off because it's too difficult to close, \$500 Louie will inspect and monitor the situation.
2. 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. Mike will clear out the build up of mulch and see if that resolves the problem.
3. Accumulation of branches around the circle. Mike Pancione will check.
4. Dining Hall - requires some extensive repairs, including upgrading the electrical wiring. It may not have a septic tank. It might have only a gray water system that drains directly into a leach field. A septic

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inspector is coming tomorrow morning to inspect. Further evaluation and estimates have to be made.

5. Will walk around with mowing contractor to review spots that have been left unmowed: Baker & the Circle - in front of 29 & 23; behind chapel; spot near Coles Meadow Rd

FINANCE OFFICER REPORT

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

There was extensive discussion about whether or not we can afford the scheduled tree work. The necessary paving project was an unbudgeted expense of \$44,375. However, there are some areas where we have underspent, so the shortfall will perhaps be only around half of that, and it will be justified to take that money from reserves if necessary. The tree work is necessary. It was suggested that we allocate part of the amount, but that would impede the ability to engage a contractor.

[See the Tree Work List and Estimate.](#)

MOTION: Authorize \$30,000 for tree work.**PASSED**

CLERK REPORT

No Report

AT-LARGE REPORT

Lauren - No report

Sandra - No report

LONG TERM PLANNING COMMITTEE REPORT

D. OLD BUSINESS

1. B and B meeting/Annual Meeting preparation
2. Playground Proposal
 - a. Ruth will check with our insurance company
 - b. Lauren Anderson received an estimate that was higher than originally anticipated. She has spoken with others about the possibility of homeowners volunteering to do the work, which would reduce the cost to a fraction of the commercial estimate. That option depends on the liability implications, which will be part of the discussion with the insurance company. Lauren will present a proposal at the Budget & Bylaws meeting based on these findings.

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E. NEW BUSINESS

1. Easement for #20. Laura is concerned about whether the terms of easement includes cleaning and utilities. There was discussion about whether that falls in the purview of the easement or of the agreement between HALP and LPA. **MOTION:** Table the vote on whether to accept the language of the easement and get guidance from Darcy regarding the HALP-LPA agreement. **PASSED**
2. Disposal of construction debris from library. Debris has been removed.
3. Status of investments approved at the May 9 Meeting: **MOTION**
 - a. At the May 9 meeting the EC approved opening an investment account with Edward P. Jones and investing a maximum of \$100,000 in accordance with our advisor there.
 - b. Ruth will execute the investments.
4. SU and LPA request to keep Normal Hall open during the winter. In past years Normal Hall was kept open, but with the water off so the heat could be turned off when the building was not in use. The LPA and SU will research the cost of heating the hall in this manner and report to the homeowners. The viability of this practice will depend on the extent to which the hall is used by homeowners during the winter, balanced against the cost.
5. Susan Brazille of #7 is interested in re-opening the Makerspace and had some questions. The most significant of these is liability to the park, which we will ascertain. Laura will reach out to Susan #7 and connect her with at least one homeowner who is interested in re-opening the makerspace.
6. **MOTION:** Adjourn to Executive Session. **PASSED**

After Executive Session:

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

Meeting adjourned. 8:29 PM

Next meeting: October 10, 2022 at 6:15 PM on zoom.