

HLPA Board Meeting Minutes 7/12/2020

Attendees:

Mary Gentzke
Chris Bennett
Lisa Eckam
Dennis Griffin

Sharon Helbig
Tony Mendicino
Michael Philipson
Steve Corey

Absent:

Tim Fess

Guests:

Mabel Storke Keith Rotach
Tim Wurzer Pam Castronova
Peg Wurzer
Sonya Dotson

We began the meeting by introducing everyone as we have a newly appointed Board Member, Steve Corey who is filling the seat vacated by Jeff Wenzel. As Jeff's seat does not come up for re-election until June of 2021, the Board of Directors can appoint someone to fill that seat until the end of the term. They must run for office at that time and be elected by the members. The board reached out to Steve Corey, as he had expressed an interest in becoming involved. The Board of Directors did a blind vote and Steve was approved for appointment.

Guests:

One of the guests mentioned some bushes at the corners are becoming dangerous as members cannot see around them when coming out onto Rochester Street. The locations mentioned are Rochester St. and E. Clairmont St., Rochester St. and Columbia St. Sherbrooke St. at the top of the road when turning onto East Lake Road is also very dangerous. Letters will be sent to the homeowners who are responsible for keeping the bushes trimmed.

A guest wanted to know how new homeowners are informed of the Association By Laws/Rules & Regulations. New homeowners are given a "Welcome Packet" if and when we receive their information. Also wanted to know who is responsible for enforcing the rules. It depends on what rules are being broken and the intensity of the situation. Ultimately it is up to all Association Members to enforce the rules. "If you see something, say something." If necessary, law enforcement can be called in. Town of Richmond Code Enforcement is another option, depending on the situation. The Board of Directors cannot see everything happening in the Association and they are not law enforcement personnel. It is up to every member to enforce the rules and regulations, beginning with themselves.

Is there a directory of Association Members? The Board has a list of all the members and their information for the purposes of communication and emergencies. The information is considered personal, so it is not shared due to HIPA laws.

How do you determine if something or someone is a nuisance? In general, the members bring it to the homeowners' attention and then the homeowner takes care of it. If necessary, a complaint form can be sent in to the Town of Richmond Code Enforcement Office for action. We discussed the Code Enforcement Office and their effectiveness. In general, when we turn in a complaint form, some action is taken.

Two Association Members attended the meeting to provide support for one of our members who is having a difficult time with some neighbors regarding their dock space/vehicle parking. These members have a disability and cannot walk all the way from their home. The neighbors are being hostile, harassing them and threatening them. As this is a "domestic dispute," it is the Board of Directors recommendation that law enforcement be called in to resolve, if necessary.

Minutes from 6/1/2020

Minutes were reviewed. Motion was made to approve 6/1/2020 minutes by Lisa Eckam and seconded by Steve Corey. All in favor.

Treasurer's Report:

Chris Bennett reported we have collected \$71,872.65 in membership dues and \$986.25 in late fees for 2020. Total expenses to date are \$52,543.88. There are five (5) members who only owe the dues for this year. We discussed when to start charging late fees and filing the new liens on properties. It was decided, due to COVID-19 concerns, to start late fees and liens on September 1, 2020. Michael Philipson will update the website to reflect this change.

There was a motion to approve the Treasurer's Report made by Mary Gentzke and seconded by Michael Philipson. All in favor

Roads Report:

Dennis Griffin reported that the work to remove the hump down the middle of the road on East Buckingham has been completed. Tim Wurzer also completed some work on Rugby/New York Street to temporarily fix a drainage issue. A stump was ground down as well.

We discussed the large rainfall experienced on Saturday, July 10th as it concerns the condition of the roads. It appears there are only a few of the higher elevated streets that experienced damage. Tim Wurzer will look at all the roads to see what needs to be repaired. There was a motion made by Chris Bennett to approve an expenditure of up to \$500.00 to repair the damage to the roads from the rainfall and seconded by Lisa Eckam. All in favor

Dennis Griffin reported Jeff Wenzel donated a child's picnic table for the park. He also painted and stained the bridge railing and put reflectors on the bridge at Rochester Street and Charnmouth Street. Sharon Helbig will send a "thank you" note to Jeff for his donation of the table and his efforts on the bridge.

Shoreline Report:

Tony Mendicino reported the Shoreline Committee has marked and staked 31 potential slip/dock spaces at the south end of the property. There are currently twelve (12) members on the waiting list. The committee is doing their best to gain cooperation from the members to either move their equipment a little or to share their dock. Unfortunately, not everyone is willing to cooperate.

Lori Hatch has been working on a 3-ring binder that will document every slip space and who it is assigned to. This will assist in the future when members request a slip space.

Parks and Recreation Report:

The basketball hoop is down again and needs to be repaired. Rick Helbig donated heavy duty bolts to put the hoop back up. Tim Wurzer indicated we could use some sand on the beach. We also need new playground mulch put in the playground area. Sharon Helbig will contact Tim Fess to get the contact phone numbers, so she can get the estimates and have these items taken care of.

Website Report:

All is well with the website. Michael will make all the updates we requested during the meeting. He will also send out the motorized vehicle statement email to all members.

Open Discussion:**Annual Meeting:**

The Board of Directors discussed the need to cancel the Annual Meeting due to the concerns with COVID-19 and holding a public gathering. We decided this was the best course of action concerning the circumstances. We decided the best course of action is to send out a mailing instead containing the information we would have communicated at the meeting. The mailing will be sent out on August 1st. An email will be sent to members to let us know if they would like to be added to the ballot to run for the Board of Directors. Names must be sent in to info@hlpny.com by July 25th.

A Board Member will be available at the picnic table in the park on August 15th from 10:00am to 11:00am with a ballot box, so members can vote for the three seats up for election. Blank ballots will also be available for those who need them.

A motion was made by Chris Bennet and seconded by Lisa Eckam to cancel the annual meeting and to communicate the information as documented above. All in favor.

Signs:

The Board of Directors discussed the need for additional signs in the park. The following were recommended due to activities/actions happening in the park area:

- No Parking Signs
- No Dumping Signs
- Carry In - Carry Out Trash Signs
- Dartmouth Street

It was agreed we should add these signs to the list of signs already compiled. Lisa Eckam and Sharon Helbig will get the estimates.

Meeting Minutes Communication:

Sharon Helbig recommended we send the approved meeting minutes out in an email to the members, in the interest of transparency and to ensure everyone is informed. There was a motion made by Sharon Helbig and seconded by Lisa Eckam to send the approved meeting minutes to all members in an email. All in favor.

There was a motion to adjourn the meeting by Lisa Eckam and seconded by Dennis Griffin. All in favor.

Next Meeting:

Our next meeting is scheduled for Sunday, August 9, 2020 at 10:00am at the Helbig residence.

Respectfully submitted,
Sharon Helbig
Secretary, HLPB Board