

HLPA Board Meeting Minutes 7/10/23

Attendees:

Lisa Eckam
John McGrath
Dennis Griffin

Mary Gentzke
Sharon Helbig

Absent:

Tony Mendicino
Tim Fess

Guests:

Scott Biggars

Minutes from 6/5/23

Minutes were reviewed. Motion was made to approve 6/5/23 minutes by Dennis Griffin and seconded by John McGrath. All in favor.

Annual meeting minutes were reviewed. Motion was made to approve the Annual Meeting Minutes by Lisa Eckam and seconded by Dennis Griffin. All in favor.

Sharon Helbig reported she received an official resignation letter from Brett Brien and Michael Philipson due to the issue with their deeds.

Treasurer's Report:

Dennis Griffin reported that we have collected \$79,727.50 in dues and \$349.49 in late charges to date. This represents 100.8% of the revenue budget. Expenses to date are \$35,128.51, which is 44.6% of the expense/operations budgets. During May we paid \$1,506 for half of the mowing contract for the park, \$1,253 for 40 tons of sand.

There are currently twelve (12) members who have not paid their 2023 dues. 2023 dues assessment invoices were sent out again via USPS to those who have not paid yet including the late fee, excluding the habitual non-payers. Our bookkeeper is working on collecting all of these invoices. There are currently eight (8) members who are habitual non-payers. The sum of those who owe more than one year of dues is \$23,060.95. One is a member who is deceased and we have not been able to get information on who now owns the property.

There was a motion to approve the Treasurer's Report made by Sharon Helbig and seconded by John McGrath. All in favor

Roads Report:

We approved the expense to purchase some larger speed bumps for the bigger roads, like Berkeley St., Bellevue St. and Rochester St. Tim Fess will order them. All in favor.

We discussed the potholes on some of the roads from the rains. Berkeley St., Rochester St., and Bellevue St. are in pretty bad shape. Some of the side roads are rutted from the rains as well. Sharon Helbig will reach out to Tim Fess regarding the need for him to use the planer on these roads.

Shoreline Report: Brett Brien has resigned from the Board of Directors. We have to reach out to the community to see if anyone is interested in joining the board and take over the Shore Master position. There was no other shoreline report.

Parks and Recreation Report:

John McGrath reported the park is being beautifully manicured by our new lawn service. He is weed whacking around the rocks and doing a great job mowing. He is also doing the work on Thursday, which is perfect for the park use on the weekends. The lawn service is now also mowing around the kayak racks.

Tim Fess is now handling the raking of the beach every week as our other vendor was let go for his unprofessional behavior toward one of our members. This was unfortunate and that unprofessional behavior will not be tolerated from any of our vendors.

In addition, the goose dogs are being placed in the park in the next few days as well.

Website Report:

We received a notice to renew our domain. Sharon will check with Michael Philipson regarding what needs to be done.

Open Discussion:

Scott Biggars requested information on how and when we will be addressing his concerns with his dock/slip space. We let him know that we need to have time to regroup and get someone in the Shore Master position to handle the shoreline responsibilities.

We discussed having our snow plow vendor place and remove the speed bumps every year. Sharon Helbig will reach out to the vendor to see if he can do this for us. Ask him to provide a quote to handle this responsibility.

Sharon Helbig reported she has visited the Town of Richmond Code Enforcement Office to follow up on the zombie properties reported last year. They will follow up and will be riding around our community to review everything to make sure everyone is in compliance with town code.

We also discussed the need for members to trim their bushes. They are blocking visibility on corners and blocking stop signs, which is a huge safety concern. Sharon Helbig will include this in the next email that is sent out to the association.

Executive Session:

At this point the Board of Directors went into an Executive Session to handle other matters of the board and elect the officers.

Sharon Helbig explained the issue with Michael Philipson's deed. It was an oversight on the part of his attorney. The deed has been updated and Michael is back on as a property owner with his brother. As a result, the Board of Directors wanted to have Michael back on the board. There was a motion made to appoint Michael Philipson to the Board of Directors by Lisa Eckam and seconded by Dennis Griffin. All in favor.

Election of Officers:

President – Michael Philipson nominated by Sharon Helbig – five (5) yes votes

Vice President – Lisa Eckam nominated by Dennis Griffin – five (5) yes votes

Treasurer – Dennis Griffin nominated by John McGrath – five (5) yes votes

Secretary – Sharon Helbig nominated by John McGrath – five (5) yes votes

Shoreline Restoration:

We discussed the new proposal from Seawalls to do the 400 – 500 linear feet of shoreline in the fall. The board agreed the estimate was reasonable and within our budget. There was a motion made to approve the estimate from Seawalls for the shoreline restoration of 400 – 500 linear feet by Dennis Griffin and seconded by Lisa Eckam. All in favor.

There was a motion made by Dennis Griffin to adjourn the meeting and it was seconded by Sharon Helbig. All in favor.

Next Meeting:

Please note: Our next Board of Directors' meeting is scheduled for Monday, August 7, 2023 @ 6:00pm. This meeting will be held virtually. Please check your email for the link to the meeting from Lisa Eckam.

Respectfully submitted,
Sharon Helbig
Secretary, HLP Board