

BOARD OF TRUSTEES MEETING
February 20, 2013

Meeting called to order at 7 PM

List of attendees: Michael Kravitsky, Chris Village, Joseph Quinn, Cynthia Larensen, and Lori McMahon. Absent: Ali Husain

- I. **CALL TO ORDER:** 7:00 PM
- II. **APPROVAL:** Minutes of the January 16 Trustees' Meeting were approved on a 4 – 0 vote.
- III. **FINANCIAL REPORT:** January's Expenses came in at \$6K less than Budget (flat Monthly Budget equal to one-twelfth of the Annual Budget). Snow Plowing expense was heavier than expected. The total amount of past due Condo Fees is \$5,020. This is a slight decrease from last month's total of \$ 5,375. No homeowner has a balance owed to the Condo Association in excess of \$1,000. Homeowners for the most part are now paying their condo Fees at the new 2013 rate.
- IV. **PROPERTY MANAGERS REPORT:** A suggestion has been received from one homeowner to remind all homeowners in the March general letter of the need to ensure Dryer Vents are kept clear of lint to avoid the risk of fire.
Chris Village suggested, and the Trustees approved, a special mailing to all homeowners in the next two weeks providing a 90-day Activity Update on the HASP FEMA Flood Plain Situation.
- V. **COMMITTEE REPORTS:** The two upstairs rooms in the Clubhouse have been repainted – routine maintenance. Nothing new to report on Insurance.
- VI. **OLD BUSINESS:** Flood Zone – The Trustees in an Extraordinary Meeting on February 5th reviewed the FEMA Flood Plain Activity from the November 2012 Annual Meeting to date, and voted 5-0 to authorize Bay Colony Group (Professional Engineers and Land Surveyors in Foxboro, MA) and their President, Bill Buckley, P.E. to prepare and file a LOMA Application with FEMA to remove sixteen (16) homes from Flood Hazard Area designation. Estimated expenditure authorized - \$25K.
- VII. **NEW BUSINESS:** Chris Village (Treasurer) presented the Revised 2013 Budget, dated 2/18/13, and the Trustees voted 4-0 to approve the Revision.
Chris Village also presented the response from the Town of Walpole's Design Engineer - CDM Smith, Cambridge, MA - answering questions asked by HASP regarding the Town's Norfolk Street Drainage Improvements Project. In Chris's opinion, the Project will alleviate flooding conditions on Norfolk Street, which in turn will alleviate flooding conditions on Crane Road, without negatively impacting the HASP community.

Meeting adjourned at 8:15 PM

Next meeting will be March 20, 2013 at 7:00 p.m.