

# Homeowners at Laurel Park Annual Budget and By-Law Meeting

## Saturday, September 17, 2022 9:00AM via Zoom

### Instructions

The Annual Budget and By-Law meeting will be conducted on Zoom. You can join by computer, tablet or phone. The Zoom link will be broadcast on the official EC listserv on Thursday, September 15th. Look for the email from halpct@googlegroups.com. If you do not receive it, email Laura Wallis at [presidentlaurelpark@gmail.com](mailto:presidentlaurelpark@gmail.com) or Seth Wilpan at [clerklaurelpark@gmail.com](mailto:clerklaurelpark@gmail.com).

The Budget and By-Law Meeting is an opportunity for homeowners to ask questions and dialogue about the proposed 2023 Annual Budget and the proposed By-Law changes/additions. There is no voting at this meeting: voting on these documents will take place at the Annual Meeting next month. This is an informational meeting only.

Please have this packet available when you join the meeting.

### Information Packet Contents

- Proposed 2023 Laurel Park Annual Budget
- Proposed changes/additions to the existing By-Laws.

### Agenda

- Introduction of Members of the Executive Committee
- Presentation and discussion of the Proposed Annual Budget including presentation by homeowners of a proposal for playground improvements.
- Presentation and discussion of Proposed By-Laws
- Adjourn

## PROPOSED BYLAW CHANGES

ISSUE	CURRENT BY-LAW	PROPOSED BY-LAW
<p>HALP is not always aware of change in ownership of units when transferred or sold in a private sale. Examples include units being transferred to trusts or to family members. This information will help to ensure compliance with by-laws pertaining to home ownership and voting.</p>	<p><b>Article II Section 2.2 Sale of Units</b>            Sale of units shall be subject to the orientation procedure set forth in Section 11.9.</p>	<p><b>Article II Section 2.2 Sale and Transfer of Units</b>  <i>Homeowners must provide HALP EC with changes in the Title to unit. This includes but is not limited to transfers of title into trusts and private sales to family members. Sale and transfer of units shall be subject to the orientation procedure set forth in Section 11.9 (Amended at 2022 meeting)</i></p>
<p>By-laws do not include gender identity in the non-discrimination Section.</p>	<p><b>Section 2.5 Non-Discrimination</b>            Notwithstanding anything to the contrary herein, no part of this Trust or By-Laws or the Rules and Regulations now or hereafter adopted or promulgated shall ever be deemed to prevent, restrict, discourage, or hinder in fact, in any manner whatsoever the alienation, conveyance, mortgage, purchase, sale, rental, lease, license, use, or occupancy of Units or any negotiations in connection therewith because of race, religion, creed, color, national origin, sex, age, ancestry, marital status, status as a veteran or member of the armed services, or any ethnic group, blindness, sexual orientation, in addition to the foregoing, by</p>	<p><b>Section 2.5 Non-Discrimination</b>            Notwithstanding anything to the contrary herein, no part of this Trust or By-Laws or the Rules and Regulations now or hereafter adopted or promulgated shall ever be deemed to prevent, restrict, discourage, or hinder in fact, in any manner whatsoever the alienation, conveyance, mortgage, purchase, sale, rental, lease, license, use, or occupancy of Units or any negotiations in connection therewith because of race, religion, creed, color, national origin, sex, age, ancestry, marital status, status as a veteran or member of the armed services, <del>or</del> any ethnic group, blindness, sexual orientation, <i>or gender identity</i> in addition</p>

	any reason whatsoever prohibited by any federal, state, or municipal law. (Amended @ 2008 Annual Meeting)	to the foregoing, by any reason whatsoever prohibited by any federal, state, or municipal law. (Amended @ 2008, 2022 Annual Meeting)
ISSUE	CURRENT BY-LAW	PROPOSED BY-LAW
By-laws do not include that the Annual Meeting and Budget and Bylaw meeting can be held via electronic meeting system. In this day and age, it is important to have the option to hold meetings via electronic meeting system (ie zoom).	<b>Section 3.2.6</b> The Budget Meeting and the Annual Meeting will be held on the grounds of LAUREL PARK. (Amended @ 1998 Annual Meeting)	<b>Section 3.2.6</b> The Budget Meeting and the Annual Meeting will be held on the grounds of LAUREL PARK <i>or by an electronic video conferencing platform with the approval of the HALP EC.</i> (Amended @ 1998, 2022 Annual Meeting)

**2023 HALP Draft Budget**

<b>Account</b>	<b>Sub Account</b>	<b>Detail</b>	<b>Budget</b>	<b>Account</b>	<b>Account Total</b>
4000 - Income					
	4100 - Fees				
		4110 · Service Fees	237,600.00		
		4120 · Rental Income	19,800.00		
		4130 - Transfer Fees			
		4100 Total		257,400.00	
	4900 · Other Income				
		4925 · Miscellaneous Income	3,200.00		
		4900 Total		3,200.00	
			Income Total	260,600.00	
5000 · Maintenance					
	5100 · Building Maintenance				
		5115 · Miscellaneous Building Maint	250.00		
		5120 · NORMAL HALL	10,000.00		
		5121 · Dining Hall	8,000.00		
		5122 · P.O. Building	500.00		
		5123 · Red Barns	500.00		
		5124 · Salt Barn	500.00		
		5125 · Tabernacle	500.00		
		5126 · Chapel	10,500.00		
		5130 · Supplies	3,000.00		
		5100 Total		33,750.00	
	5200 · Grounds Maintenance				
		5201 · Grounds Maintenance Other	5,000.00		
		5205 · Snow Removal	20,000.00		
		5210 · Mowing (outside vendor)	7,000.00		
		5211 · Piles/Sticks/Debris Removal	12,000.00		
		5215 · Spring Cleanup	4,000.00		
		5220 · Fall Cleanup	5,000.00		
		5230 · Special Projects	3,000.00		
		5245 · Assorted Routine Maintenance	1,000.00		
		5255 · Landscaping	5,000.00		
		5200 Total		62,000.00	
	5500 Contingency				
		5510 - All Contingency	2,870.00		
		5520 · Drainage Maintenance			
		5530 · Tree Trimming & Misc Tree Work			
		5540 · Road Maintenance Non Asphalt			

		5550 · Water Line Maintenance						
		5500 Total				2,870.00		
6000 · Overhead								
	6100 · Utilities							
		6105 · Water		29,000.00				
		6110 · Electric		3,000.00				
		6116 · Normal Hall Propane PARLA 2		1,500.00				
		6117 · Post Office Propane PARLA 3		1,725.00				
		6118 · Dining Hall Propane LAUHOM		172.50				
		6120 · Rubbish Removal		13,000.00				
		6100 - Total				48,397.50		
	6200 · Insurance							
		6204 · Bond		380.00				
		6205 · Building & Liability		14,500.00				
		6206 · Dishonesty		400.00				
		6210 · Directors & Officers		1,600.00				
		6200 Total				16,880.00		
	6300 · Taxes							
		6315 · Real Estate Tax		450.00				
		6320 · Federal Income Tax		5,000.00				
		6321 · Mass State Income Tax		1,500.00				
		6300 Total				6,950.00		
	6400 · Professional Fees							
		6405 · Legal Fees		3,000.00				
		6410 · Accounting Fees		2,500.00				
		6400 Total				5,500.00		
	6500 - Improvements							
		6515 · Tree Removal		25,000.00				
		6526 paving		225.00				
		6500 Total				25,225.00		
	6600 · Administrative Expense							
		6605 · Copies		330.00				
		6610 · Postage		247.50				
		6615 · Miscellaneous Office Expense		500.00				
		6620 · Social Union and LPA Contributions		3,000.00				
		6630 Empowered HOA		1,200.00				
		6600 Total				5,277.50		
	6700 · Stipend Payments							
		6722 · President		1,600.00				
		6723 · Vice President		400.00				
		6724 · Treasurer		400.00				
		6725 · Clerk		1,000.00				
		6726 · Property Chair		1,600.00				

		6700 Total		5,000.00		
6800 - Property Management						
	6810 - Property Manager - Pancione Assoc.		36,000.00			
		6800 Total		36,000.00		
6900 - Miscellaneous						
	6902 - Small Equipment Purchase		250.00			
	6910 - Bank Service Charges		500.00			
		6900 Total		750.00		
7000 - Other Assets						
	7100 - Reserve	TOTAL BEFORE RESERVE CONTRIBUTION	248,600.00	248,600.00		
		7050 - Reserve Account Contributions	12,000.00			
		GRAND TOTAL Expenses		260,600.00		
		Balance				0.00