

Homeowners at Laurel Park 2011 Annual Meeting	
Meeting Date:	10/15&16/2011
Meeting Location:	Normal Hall
In Attendance:	A quorum of homeowners was present, see attached attendance sheet.

Agenda:

1. Unit Owner Sign-In

2. Introduction and Announcements

The resolution of the lawsuit was announced to homeowners.

3. Roberts Rules Discussion

4. Review of Prior Meeting Minutes of 2010 Annual Meeting

A. Review of Minutes of 2011 Annual Meeting

After a discussion of how much information to include in LP meeting minutes, the 2010 Annual Meeting minutes were approved pending some changes.

B. Review and Budget and By-Law Meeting Minutes

The minutes of the Budget and By-Law meeting were also approved, pending changes.

C. Review of New Budget

Ron Michonski presented information on the proposed budget for 2012, which showed a breakdown of fees Pancione Associates charged vs. the amount paid to contractors. Some expressed concerns that snow removal, utility costs for Normal Hall, water pipe repair, etc., would be higher than the budget proposed, but Mr. Michonski said the budget was designed to allow for responsible use of reserves if necessary. LP investments were also discussed.

5. Report from the Property Manager, Michael Pancione

Michael Pancione then gave a presentation on the state of property maintenance in the Park. HALP is, he said, financially stable and has the resources and the good information necessary to aid in the maintenance of Park infrastructure. The tree situation, however, is not so felicitous.

Water lines should continue to be replaced with copper tubing a section at a time every year, he said, and there are currently no leaks in the Park.

He reported that many road repairs HALP put off till 2012 are at the top of our contractor's lists for the spring repair season, and some much-needed drainage work at the Trinity Circle lot has been effected with success. Many problems of drainage throughout the Park have been addressed, he said, though some in attendance expressed their view that Park drainage is still insufficient.

The winterization of Normal Hall he touted as a coup.

6. Review and Vote on By-Laws

A. Dog Exercise Area

A proposed amendment seeking to change Park leash laws, allowing a dog to be off-leash in an enclosed area, was discussed on both days of the Annual Meeting in relation to issues of liability, proposed location, the application of nuisance laws, and jurisdiction of exercise-area rules. An amendment to the proposal seeking to expedite the project and allow for the EC to regulate the proposed area was voted down, and then the original proposal was also defeated (19 in favor, 15 opposed, 5 abstaining). An advisory opinion on such a project from the MCAD was requested, and a request for the MCAD to perform a site assessment on the Park was also requested.

B. Proposal to raise the petition number to call special meeting

Reason expressed in opposition to this defeated proposal included the perceived benefits of allowing a minority of units to call attention to an issue, and the fact that 12 units constitutes a voting majority in a required quorum of 22 units. Votes to amend were 18 with 25 opposed.

C. Allow adult resident to hold non-trustee positions

As this proposal seemed to allow non-residents who did not own units to serve on committees within the Park, which was not the intent of its authors, Dan Richardson made motion, seconded by Kate Richardson, that this and all related proposed amendments be tabled. This motion passed.

D. Reminder of Property & Courtesy Rules

Members of the EC took this opportunity to remind resident of the existence of the Courtesy Rules, held in the HALP Office, and to remind themselves of the need to keep said rules updated.

E. Allow EC to pave dirt roads without annual meeting approval

As paving dirt roads is a great expense and a major change to the character of the Park, many were opposed to this amendment; yet the issues of empowering the EC to take advantage of time-sensitive cost-savings and also the fact that there is not much in the Park left to pave seemed to bolster this amendment's chances, which passed with 33 in favor, 4 opposed, and 1 abstaining.

F. Changes homeowners to members

As a result of the discussion recorded at 6.C. above, this amendment was tabled.

G. Vice-President runs orientation

This proposed amendment was withdrawn.

H. Stipend Specification

The perceived difficulty attracting unit owners to serve on the EC and the fact that members of the EC seem to do more work than expected when the stipends were put in place were offered as good reasons to approve this amendment. Yet some objected to a blanket fee for all EC members, some objected to giving any compensation at all, and some agreed that the current compensation was sufficient, resulting in the amendment's overwhelming defeat.

I. HALP responsible for water lines

Those who spoke in favor of making HALP responsible for maintaining water lines up to each unit's footprint cited the simplicity of such a rule, the desire to hold HALP responsible for utilities that lay on HALP land, and the safety resultant from sharing the financial burden of repairs. Those opposed brought up the need to address the issues of water lines that run to summer units (causing an amendment to the proposal that was later rescinded by vote), and some felt that homeowners should be responsible for their own pipes. This motion carried, however, with 36 in favor, 4 opposed and 4 abstaining.

J. Clarify “in the absence of the owner” re second houses

Though some felt that this proposal would make it easier to rent in the Park, cause there to be essentially two classes of homeowners (one who could and one who could not rent), David Baker proposed a compromising amendment that limited rental time. This carried 28 in favor, with 4 opposed and 5 abstaining. **THIS ALL NEEDS TO BE REDONE.**

HERE THE MEETING ADJOURNED TILL SUNDAY 10/16, WHERE A QUORUM OF HOMEOWNERS WAS PRESENT.

K. Homeowners responsible for water line

As the amendment discussed at 6.I. above passed, this oppositional amendment was by necessity voted down by all.

L. Allow motorcycle parking, etc.

A proposal to explicitly allow motorcycles to park as primary vehicles passed overwhelmingly.

The magnitude of the trailer problem was the subject of debate in regards to the second part of this amendment, which sought to remove language from the by-laws that allowed for the practice. This second part suffered defeat with 16 in favor, 16 opposed, and 5 abstaining.

Without discussion, the third part of this amendment, transferring towing power from the Property Committee to the Executive Committee passed overwhelmingly.

M. Require that all adult residents be oriented

With little discussion, this amendment passed overwhelmingly.

N. Clarify that Vice-President Runs Orientation

This amendment was withdrawn by its authors.

O. There is no Orientation Officer, should be Vice-President

Without discussion this amendment passed overwhelmingly.

P. ...sells, transfers, rents, or permits an adult to occupy...

Without discussion, this amendment passed overwhelmingly.

7. Committee Reports

A. Report and Recommendations from Common Building Sub-Committee – Anne Rogers

Anne Rogers presented The Common Building Sub-Committee report, which outlined various possibilities for those buildings that HALP holds. As to a recommendation that Building #1 be sold, many thought that HALP should retain this property as a resource, that it was worth more as a rental, and that there was no need to change the current situation. As a result, a motion to bring the building into the Master Deed as condos “if feasible”, thereby authorizing the EC to sell parts of it as units, though not necessitating such a sale, was defeated, with 10 in favor, 19 opposed, and 2 abstaining. Anne Rogers then made motion that HALP continue to rent the apartments in Building #1 (a move necessitated by the past decision to only rent for one year), and this motion carried with 25 in favor, 0 opposed and 5 abstaining.

B. Management Vision Committee – Jen Bogin

Jen Bogin then presented a handout that sought to outline the expectations HALP should place on its management model. She asked for input from homeowners and invited them to serve on the committee. A motion to empower the committee to continue its good work until the next annual meeting passed overwhelmingly.

8. Vote on Annual Budget

As part of the budget discussion, Jan Rainier presented a handout outlining different options and costs for repairs or renovations to Heading Ave., and said that the Heading Ave. Committee recommended repaving the road the best possibility. It was discussed that though the road had been repaved in the past, current plans promised greater effectiveness and longevity (Ms. Rainier cited one contractor who suggested a longevity of 15 years). The issue of plowing also was discussed. In the end, a vote to authorize the EC to pave Heading Ave. at its discretion passed overwhelmingly.

Anne Rogers made motion to increase by \$5000 the amount within the proposed budget allocated to roads; Kate Richardson seconded, and the motion was approved overwhelmingly. Wendy Kane then made motion to accept the budget as amended, resulting in 29 approvals, 0 oppositions, and 2 abstinences.

9. New Business

Kate Richardson moved to thank the EC for the work they had done in the past year. Applause was heard from some.

10. Election of Officers

With some additions to the slate put together by the Nominating Committee spearheaded by Kate Richardson, the slate passed overwhelmingly.

HERE THE HALP 2011 ANNUAL MEETING ADJOURNED.