

## **Annual Meeting, Homeowners at Laurel Park**

**Oct., 15, 2016 at Normal Hall**

**Attendance: 37**

**Proxies registered: 8**

**Property Manager's report:** [Please see attached.](#)

**Presentation of proposed budget** by Treasurer Katy Murri: [Please see attached.](#)

Kathy said budget of \$233,983 represents an increase of a little less than 6 percent from last year, an increase in fees of approximately \$10 per month per unit. She pointed out that there was no increase last year. Maintenance, grounds maintenance and improvements will together be roughly \$21,000 less this year. The budget includes increases in utilities (\$1,000), insurance (\$4,000), taxes (\$2,320), property management (\$6,000), miscellaneous (\$1,680, mainly on rental mortgage), and a 10 percent set aside for FHA reserve. A \$11,017 surplus is anticipated. It was learned that a \$1,500 expected increase in office expenses anticipated to cover Internet connection will not be needed, and it was then moved and seconded to transfer this amount to a new line item for the Social Union. The motion was passed unanimously.

Two homeowners indicated that a 6 percent fee increase seemed like too much. It was explained by members of the board that the increase is required to insure reserves both to satisfy FHA requirements and to hedge against unforeseen and "catastrophic" payments. It also was noted that last year's budget included no increase in fees and borrowing from reserves to cover various road improvements.

The budget passed with one nay vote.

**HALP-LPA Contract for Normal Hall.** Sandy Matthews from LPA proposed a change in the annual contract to allow alcohol to be served in Normal Hall, but it was explained to her that a special license from the city would be required and besides the by-laws prohibit serving alcohol in HALP buildings. Contract renewed by unanimous vote without change in wording. The contract stipulates that the Laurel Park Association pays for all electric and propane use and manages rentals and reservations for use of the hall. HALP maintains the building.

### **Votes on proposed By-Law Changes:**

#### **1. Amend Section 11.8.9**

##### **Current:**

Motor vehicles must be driven with care, caution, and at a reasonable speed as posted within the Park. Motor vehicles must be parked with due regard for the safety and convenience of

others and so parked that emergency vehicles, such as fire trucks, snow plows, ambulances, etc. can pass. Certain roads are marked ONE WAY for the benefit of all. All road signs must be obeyed.

**Proposed:**

Motor vehicles must be driven with care, caution, and at a reasonable speed as posted within the Park. Motor vehicles must be parked with due regard for the safety and convenience of others and so parked that emergency vehicles, such as fire trucks, snow plows, ambulances, etc. can pass. *No non-moving, non-operative vehicles shall be allowed to park on Park premises. Vehicles must be able to move in case of an emergency.* Certain roads are marked ONE WAY for the benefit of all. All road signs must be obeyed.

On a motion by #76 , the word **motorized** was added to clarify that trailers, which are allowable in designated areas, are not included in the by-law.

**Approved by unanimous vote:**

Motor vehicles must be driven with care, caution, and at a reasonable speed as posted within the Park. Motor vehicles must be parked with due regard for the safety and convenience of others and so parked that emergency vehicles, such as fire trucks, snow plows, ambulances, etc. can pass. *No non-moving, non-operative **motorized** vehicles shall be allowed to park on Park premises. Vehicles must be able to move in case of an emergency.* Certain roads are marked ONE WAY for the benefit of all. All road signs must be obeyed.

2.

**Proposed: Add new section 14,2**

HALP must maintain FHA condominium loan certification consistent with current U.S. Department of Housing and Urban Development (“HUD”) guidelines concerning the Federal Fair Housing Administration’s (“FHA”) condominium lending program.

**Discussion:** Board member David Baker made the point that the EC had had an opinion from an attorney (Patrick Melnick) saying that HALP is “exempt from...condominium, review approval” because the units are stand-alone and owner insured. The by-law addition “would force us to spend money for something for which we are not eligible,” and set the board up for suits. The cost for applying for certification would be \$2,000, he said.

#65 cited the attorney’s hedging in his opinion (his words were “I believe” the park is exempt) and said in her view the FHA approval question hangs over all mortgage loan decisions made by banks on Laurel Park properties. She urged the board to continue to pursue the question of Laurel Park being certified by FHA. #47 made a similar point. #33 reminded the body that HALP

has had FHA condo certification in the past. He said \$2,000 would be a small cost to pursue certification once again.

#65 withdrew the proposal..

Instead, the motion was made that “it is the sense of the HALP annual meeting that the EC will continue to vigorously pursue clarity on the issue of whether Laurel Park should receive project certification from the FHA.” The motion was seconded and passed with one nay.

### **3. Add a new Section 6.1.3:**

Any work on the common property (for example excavation, digging, etc.) must be approved in advance by the Executive Committee, and a certificate of insurance must be supplied to the Executive Committee by the contractor.

There was some discussion, and among the points made was that the new section might inhibit work needed to be done on an emergency basis and that it might be used to prevent people from minor gardening or landscaping projects. However the argument prevailed that without this new language, the EC has no by-law to cite when it feels compelled to issue a fine against people who fail to notify the EC and provide the necessary insurance documents prior to major construction.

The new section was approved on a vote of 29-9.

### **4. Proposed amendment to Section 15.5**

#### **Current:**

All documents and instruments required to be recorded hereunder shall be so recorded with the Hampshire County Registry of Deeds.

#### **Proposed:**

All documents and instruments required to be recorded hereunder shall be so recorded with the Hampshire County Registry of Deeds *within 2 weeks of the Annual Meeting where these by-laws have been accepted and signed by the appropriate members of the Executive Committee.*

The proposal was amended to read 8 weeks:

As amended, the proposed amendment was: All documents and instruments required to be recorded hereunder shall be so recorded with the Hampshire County Registry of Deeds *within 8 weeks of the Annual Meeting where these by-laws have been accepted and signed by the appropriate members of the Executive Committee.*

Unanimously approved.

## Election of Officers:

Slate:

For President: Kristopher Severy, running for re-election.

For Vice-president: Lynda Holliday, an appointee, running for remainder of the term.

For Finance Officer: Kathy Murri, an appointee, running for remainder of term

Clerk: Linda Kleineman

Property Officer: Wendy Kane running for re-election.

At-large incumbent: Fred Cohen, not up for re-election.

For second at-large position: Jean Listinsky and Elizabeth Nett.

For Property Committee: Jean Listinsky, Bobbi Smith and Jenny Pellesier.

For Nominating Committee: Aaron Bissel and Judson Brown.

For at-large, Elizabeth Nett, 27; Jean Listinsky, 14.

All others voted in unanimously.

## Honors:

Kathy Murri asked the meeting to honor retiring at-large member **David Baker** for many years of service. She cited his attendance to rules of procedure, his in-depth knowledge of the history of the park and of HALP matters, his objective viewpoint and his good humor. David was applauded for his contributions and given a bouquet of flowers by Social Union President Ilia Cornier.

*Submitted by Judson Brown, Clerk*