

Homeowners At Laurel Park Executive Committee

Meeting date: June 15, 2010

Present: Wendy Kane, Ron Michonski, Robin Levine, Dan Richardson

Regrets: Sheila Rhodes-Dow, Kathy Murri

Guests: Kate Richardson (scribe), Mike Pancione, David Baker, Mike Florio, Cindy Kunz, Jan Ranier, Louis Hasbrouck

1. Next Meetings:

1. IEC/PC meeting June 22, 2010 at 6:15 pm (*attendance optional?--KGR*)

1.2 Next EC meeting: Wendy will ask Kathy to set a date

2.

3. New Business from Homeowners:

3.1 #59 request: install goshen stone patio.

a) Wendy will ask Jenny or Kathy to access files and make sure no septic lines or waterlines will be affected

b) Dan will visit unit and look at proposed location

c) Decision should be made within a few days

3.2 #112 water leak (letter attached).

a) David will flag shutoff

b) Mike P. will look at it with Steve from Karl's Excavating on 6/16 and determine what repair is needed.

3.3 #109 request landscaper assistance with compost piles: Mike says he was following the instructions he received, and Darren has already responded to new request. Kate will contact Mike if any further problems.

4. Property Manager Report

4.1 Road repair proposals:

a) Robin will give Mike 3 or 4 names of contractors that do oil & stone

b) EC requested cost breakout for removing asphalt on Heading Ave and not repaving

4.2 Normal Hall septic: Water table is 6' under surface, in test it perked fast. Raised, vented leach field will be needed. System will be sized for 100 people. It will need a holding tank, a pump tank and a pump. First rough estimate \$15-20K.

4.3 Water pipe repair: Mike meeting with Carl's Excavating on 6/16. Will look at leak near dining hall, look for shutoff for #91, and look at leak in shutoff for #112.

4.4 Financials (see attached) Mike brought reports for '07-'09, budget vs. actual to date for '10 and cash balance sheet. EC reviewed the reports. Packets of financial reports were made for the Property ad hoc.

4.5 Painting Normal Hall and Dining Hall: EC is looking into use of volunteer crews.

a) Mike to get estimates

b) EC is looking into insurance coverage for volunteer workers (Kathy)

4.6 Mowing etc. --map.

a) Mike and David will meet with Kate and a member of the EC to drive around and make a mowing map

4.7 Street and residents signs: Signs are all set and should go up soon. Not yet billed.

4.8 Dining hall maintenance

a) Removal of old fridge and junk: done.

b) Ant update: Proposal for extermination from Braman (attached). Mike recommends venting dead space between kitchen roof and ceiling (est. \$300). EC approved both extermination and venting project.

5. Property Issues

5.1 Rental guidelines for homeowners: in response to #96 posting to listserv.

- a) Sending a reminder about bylaws sec. 11.5.1 to all homeowners is a good idea - Wendy
- b) Wendy will write a letter to #96 quoting bylaws, offering information corrections, requesting contact information for owner.
- c) Dining hall community use update: Dan will post notice to homeowners on listserv and bulletin board saying key is in lockbox and homeowners may contact Jenny for combination. Robin has already made a list of rules and sign-in sheet.
- d) #83 update: no news, no deadline on our proposal? Will check with att'y Dambrov to confirm.
- e) Insurance liability re volunteer work crews: no progress (assigned to Kathy)

6. New business from Homeowners (continued)

- 6.1 Request for use of Dining Hall for "empty bowls" fundraising dinner: EC can give permission for sales and solicitation to take place on Trust property, but prefers not to, as it raises many complicated questions. The EC will suggest that this project be done through LPA. (Wendy will contact Marge with this decision)
- 6.2 Repair request from #86: window replacement, also replace a rail and a damaged soffit. No dumpster needed, 5 days estimated time. The EC believes a permit will be needed. Project approved, pending receipt of building permit. Wendy will send a letter.
- 6.3 Speeding and need for speed bumps - tabled
- 6.4 Request to put up a tent and use tabernacle for a homeowner wedding (#116)
 - a) Tabernacle use: homeowner will be directed to ask LPA
 - b) Tent use: seems a reasonable request, but EC needs more details before approval: size of tent, number of people expected. Wendy will send #116 an email.
- 6.5 #97 renovation: Prior request was approved and not acted on. Resubmitting request for smaller version. Project approved pending receipt of new building permits.

7. Minutes and letters

- 7.1 Letter to #13 reviewed, corrected, approved for sending.
- 7.2 Letter to #81 requesting information on whether there is a renter (as has been alleged), approved for sending.
- 7.3 Minutes of Special Meeting approved (Dan moved, Ron second)
- 7.4 Minutes of May 27 EC meeting approved (Wendy moved, Dan second)

Decisions:

- 1. Mike will arrange for venting ceiling/roof of Dining hall. Ron moved, Dan second. 3 in favor, 1 abstained
- 2. Accept pest extermination proposal from Braman. Ron moved, Robin second. All in favor.
- 3. #86 repair approved, pending building permits. Robin moved, Ron second. All in favor.
- 4. #97 renovation approved pending building permits. Dan moved, Robin second. All in favor.

Letters:

- 1 To Marge Barrett-Mills suggesting she contact LPA to sponsor her project.
- 2 To #86 informing her of approval and requesting copies of building permit.
- 3 To #116 (email) requesting information on tent size and number of attendees.
- 4 To #13 regarding repairs and potential for fines.
- 5 To #81 requesting information about possible renter.
- 6 To #96 correcting posted information, reminding of rental rules, requesting contact address for owner.