

Minutes- HALP Executive Committee meeting
Thursday July 1, 2010

Present: Kathy Murri, Jenny Pelissier, Sheila Rhodes-Dow
Wendy Kane, Robin Levine, Ron Michonski and Mike Pancione
Regrets: Dan Richardson,
Visitors: Greg Kline #85, Donna Taylor #91
Next meeting TBA

Agenda:

1) The minutes of the meeting held on June 16th were postponed for review due to the full agenda.

2) New Business from Homeowners:

- a) #85 Greg Kline requested that at least a few strategic speed bumps be installed around the park.
- b) #91 Donna Taylor came regarding two issues. First, she asked for assistance to locate the water main and she specifically asked that while Karl's Excavating is here for the pipe repair that they be asked to assist in finding the main for her house. Secondly she asked for an assessment of a tree at her house which she feels is unsafe and appears to have been struck by lightning.

3) Ad hoc Committees

a. A group of homeowners has begun to investigate whether Laurel Park could be a historical district eligible for federal monies to maintain and renovate. A small group is doing data collection on the issue. They will research the pros and cons further and when they gather adequate information will inform homeowners of the results. It was further discussed that the historical information in #20 may not be receiving proper preservation treatment. Currently some information is available at the Forbes Library and the Northampton Historical Society.

4) Kathy's Walk-Around with David Johndrow and Mike Pancione:

a) Wendy and Kathy made a drive through the park and took notes on issues they saw around the park. Then Kathy walked the park with Dave and Mike to review the issues and discuss solutions. Kathy was impressed with the care they both expressed and the information they had gathered about the park and its issues.

5) Property Manager's Report-

a) Road repair proposals. Mr. Pancione has gotten several proposals for road repair including a reasonable estimate for oil and stone and one for asphalt. The EC discussed this issue and determined that pending Ron's receiving positive recommendations from Pioneer's references, they are authorizing road repair by Pioneer with oil and stone of the designated areas, except for Heading Avenue. These repairs are guaranteed for three years against pot-hole wash out. Robin proposed the approval of this contract, Ron seconded, all in favor.

b) Normal Hall septic – Mr. Pancione has had a perc test completed. A permit application needs to be made and be approved by the city. LPA is considering

contributing toward the septic contingent on an agreement for use of the building, the draft of which is still in process with their attorney.

c) Landscaper's schedule is every 10 days. They have removed 60 loads of refuse from the park, 15 loads of pine cones alone. All places have been cleaned at least once. There have been 2 truck loads of piles removed. There will be additional cost to the tabernacle clean up which HALP has authorized. Kathy suggested a system where copies of the Laurel Park map will be posted to the bulletin boards, and homeowners can indicate where they have placed piles for pick up. It was noted that 2 things still need addressing, bigger cleanup of around the tabernacle and additional pine cones, and trimming along roadways, also Trinity Circle Island needs trimming and fallen tree removal. These were addressed on the walkaround.

d) Plans for water pipe repair are going forward. On Thursday July 6th Karl's will dig to determine if the shut off is leaking at #110 and replace if necessary, and the pipe near the Dining Hall will be replaced.

e) The tree in front of # 52 will be removed by C.L. Frank and Co. for \$2800. Shelia moved to approve, Kathy seconded, all in favor.

f) Financials: Financial information is being provided to PC, but figures may not provide enough information. Ron will work with Mr. Pancione on year to date budget figures and accrual profit-and-loss.

g) Painting of Normal Hall and the Dining Hall cannot be done by volunteers as a result of lead paint and the liability issue for painters. Painters must now have certification to paint over lead paint. We have quotes from one painter for \$6300 for the Post Office and \$4200 for the Dining Hall and \$6000 for Normal Hall.

The EC recommended that we get more quotes, however we are undecided on whether we can afford to authorize painting at this time.

i) Mr. Pancione also reported that exterior and interior vents have been put in to the Dining Hall to ensure better ventilation.

6.) Other Property Issues:

a) Closing Heading Ave: There was a discussion of how to go about doing this and it was decided that during the summer months a sign will be on the road that you can pass at your own risk, allowing for local traffic. During winter months a barricade will be put in place to close off the road. A letter will be written to the fire chief to apprise him of our decision.

b) Front gates: A call will be made to Williamsburg Blacksmith regarding the maintenance of the wrought iron used in the front gates.

c) Rental guidelines to all homeowners: It has become clear that all homeowners are not taking note of the rental guidelines in the by-laws. Wendy will send out a notice via e mail about the guidelines. The EC received a letter from #81 regarding a rental situation that has occurred beyond her control and requesting that the fine be abated. The EC will not abate the fine but will accept a payment plan.

d) Several letters were being sent to homeowners and were reviewed by the EC. These letters were written in response to requests for repairs, rental arrangements, requests for use of the tabernacle (which we referred to LPA as they hold the license), and a letter was sent to #13 regarding not maintaining the condition of

their unit as required by the bylaws.. This house, which has already been indicated by the Fire Department to not be entered in the case of a fire, must be either repaired by August 1, 2010 or we will be forced to fence the unit for safety, and fines will be imposed.

e) Report on #83: No further communication has been received regarding a possible settlement.

f) After checking with our insurance carrier, we have determined it is fine for volunteers to do work in the park. Liability goes with the equipment. If HALP equipment is used HALP is liable for adequate maintenance of equipment.

g) #59's request for a replacement of the patio was agreed to after checking on any septic complications and an agreement to remove the stone if it is needed.

h) The issue of use a tent on HALP common land is no longer relevant as the homeowners have withdrawn their request.

i) Mr. Pancione will be directed to send a letter to #91 regarding cost of investigation of Karl's excavating and explanation of assigned cost.

.j) a list of possible issues for by-law consideration are: 1) A by-law that homeowners are responsible for the water pipes to their units from the curb stop; 2) A by-law that to rent one's unit one must be current on one's fees and 3) All homeowners must provide adequate contact information each year.