

Minutes- HALP Executive Committee Meeting Monday September 20th, 2010

Present: Kathy Murri, Jenny Pelissier, Sheila Rhodes-Dow, Wendy Kane, Robin Levine, Ron Michonski and Dan Richardson. Michael Pancione from Pancione Associates was also present.

Visitors: Fred Brown, Jan Ranier, Bobbi Smith

Next meeting : Annual Meeting, October 16th 2010, 9: 00a.m.

Orientations: #91

Agenda:

1) New Business from Homeowners:

- a. #76 requested consideration of the proposed by-law regarding trailers in parking lots. She urged the EC to consider how long these vehicles have been allowed and she believes they have not represented a problem with snow plowing or parking. The EC informed her this is a task to be reviewed at the Annual meeting and the homeowners can make any adjustments to the by-law if they so chose.
- b. #69 requested an update on Heading Avenue. She stated given her disabilities she felt it was quite useful to keep the road open where it was easier for her to unload groceries etc from her car on the road, rather than deal with the steps from the parking spaces above her house.. The EC assured her an assessment would take place to determine what our options are re Heading Ave. Mr. Pancione will be examining the area **PROVIDE SUGGESTIONS that MIGHT OFFER A POSSIBLE** compromise on the issue. Any developments will be reported to the homeowner.
- c. #108 had some **CONCERNS RE LOW HANGING TREE LIMBS OVER HER ROOF**, Mike will have staff check it out to determine **WHAT ACTION** is warranted for safety .
- d. #67 requested they be allowed to put a temporary non- attached raised platform on their current back door structured step to help assist walking to and from the house where drainage problems make it difficult.. The EC discussed , concurred this would be immediately removable, accommodated their issues and approved the measure with some conditions. A motion was made by Kathy and seconded by Dan to approve the request, the vote was 6 in favor, **1 ABSTENTION**. Kathy will notify.
- e. #73 **ENERGY EFFICIENT REPLACEMENT window request. HOMEOWNER TO** provide building permits upon approval of the EC A motion was made by Kathy and seconded by Dan to approve, Sheila will notify the homeowner.
- f. . #14 requested the use of the Dining Hall for Oct 17th for birthday party, request approved.
- g. #26 requests **usE** of Normal Hall on October 23rd, request denied due to septic concerns.
- h. #91 came to discuss and apologize for the septic work that had been done on his newly purchased house without EC approval. He had been assured, he stated, that approval had occurred. The EC could find no record in the file. A motion was made by Kathy and seconded by Ron and was unanimous, after Mr. Pancione made a suggestion to fine the prior **homeowner for** failing to provide notice to the EC. This fine will be **INSTITUTED** unless the prior homeowner can provide proof of an approval. She will also be fined for failing to repair the area where the septic was replaced. She will be given 2 weeks to make the repairs to the area **FROM** the date of the notice. **AND IF COMMON AREA AROUND SEPTIC REPLACEMENT IS NOT REPAIRED, A FINE OF \$50/DAY MAY BE LEVIED.**

i) LPA requested us of the Dining Hall for October 22nd Oct 23rd, for holding the TAG sale.
Request approved

2) Property Manager Report

- a. Normal Hall septic – ready to go we just need to check on available finances to give the ok
- b. Mr. Pancione will check with #52 ABOUT HER deed and other items to ensure we are up to date. Mr. Pancione will also send #22 notice of the changes in water shut off responsibilities.
- c. The wood blocks and speed bumps will be removed within the next few weeks to prepare for snow removal. The speed bumps have to be moved before a deep freeze occurs. As per our decision on Heading Ave. barring other ideas, saw-horses will go up to prevent plowing and attempts to drive the street . These will go up before the first snow.
- d. a leak occurred in the post office, it could merely be gutter back up but Mr. Pancione will check it out.
- e. The landscapers WILL INFORM US OF THE SCHEDULING for leaf pick up. THAT INFORMATION WILL GO OUT TO HOMEOWNERS IN THE NEXT 10 DAYS.

Note:

We have two suggestions to help that process this year.

A) First, from David Johndrow, our landscaper:

Homeowners should separate out branches and sticks from lawn clippings and hedge trimmings. There should be two separate piles at each house, one for branches and sticks, and one for lawn clippings and hedge trimmings. The landscapers will go around twice and collect the piles separately. Also please ensure that piles are not placed on loose rocks where the machine might be damaged, if possible please put the piles on grass

B) Second, at the mailboxes there are maps of Laurel Park and a red pen. When you have a pile to be picked up, please mark it on the top map with a red "x" (you'll find a pen there, too). The landscapers will take the top map to use in finding the piles to be picked up. If homeowners have any questions, they should please contact us.

f. #13 will have his property fenced off with snow fence to ensure better safety around the structure, the property owner will be billed.

g. condo news: The EC reviewed some information they saw posted on a condo news journal regarding transfer fees but Mr. Pancione informed us that the issue was not applicable to the Park.

h. The financial report and proposed budget were reviewed. Mr. Pancione and Ron will present the budget information at the meeting..

3. EC Business:

a. The was the last meeting of this EC group.

The schedule for a new meeting will be set by the future EC members elected at the next Annual meeting.

b. The EC reviewed the minutes of the LAST MEETING. A MOTION was made TO approve the minutes as amended by Kathy, seconded by Wendy, the motion carried

c, #97 bump out- A motion was made by Kathy and seconded by ??? WITH 5 in favor and 1 AGAINST, the motion carried. The homeowner WILL BE FINED \$50 FOR FAILING TO

NOTIFY THE EC WITH REGARD TO A MODIFICATION OF THE ORIGINALLY APPROVED DESIGN BY BUILDING AN 8"x12" x 36" BUMP OUT TO HOUSE THE ON-DEMAND HOT WATER HEATER AND REQUIRED PIPES. There is currently no footprint violation.

d. The EC decided to send a **FOLLOW UP** letter to #94 requesting he provide the EC with building permits for his construction **BY A SPECIFIC DATE.**

e. Master Deed changes- The EC discussed our lawyer's recommendation regarding amendments to the Master Deed re footprint and **EC ACTIONS AGAINST THE HOMEOWNER TO BE TAKEN IF VIOLATIONS OCCUR.** Kathy made a motion to present at the Annual meeting, , this motion was seconded by Sheila, all in favor.

Motion was made and seconded to adjourn the meeting, motion carried

The meeting was adjourned at 9:30 p.m.

Respectfully submitted by Wendy Kane