

	<b>Homeowners of Laurel Park Executive Committee</b>
<b>Meeting Date:</b>	01/24/11
<b>Meeting Location:</b>	HALP Office
<b>In Attendance:</b>	Wendy Kane, President Jennifer Bogin, Vice President Ron Michonski, Financial Officer Dan Richardson, Property Officer Kristopher Severy, Clerk David Baker, Member-at-Large Anne Rogers, Member-at-Large Mike Pancione
<b>Also invited/attending:</b>	Kate Richardson Cindy Kunz #68 Greg Kline #85 Jan Ranier #69
<b>Next Meeting:</b>	<b>February 7<sup>th</sup>, 6:15</b>

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**Agenda:**

1) New Business from Homeowners:

- a. #69 and #76 pathways in the park – Heading Ave

Homeowners in question believe a path should be put down Heading Ave after plowing. The EC will request Pancione cut a swath at the top and bottom of Heading Ave, allowing the residents to shovel their own path as required.

- b. Additional exits – Northampton lot?

Consideration of an entrance/egress from the Park via the Northampton lot included: using the fill from the Normal Hall construction, checking the impact on a deep water main, and soliciting homeowner input. The possibility is tabled until spring.

- c. #42 dead end sign at end of Northampton lot?

Pancione will place “DEAD END” signs at the ends of Northampton and Warren Streets, perhaps temporarily placed on trees.

- d. #85 discussion with Ward 1 councilwomen regarding taxes

Greg Kline (#85), from a discussion with Northampton’s Ward 1 representative, developed the suggestion that, though HALP pays taxes equal to those of other Northampton residents, they may not receive equal services. Sewage, garbage pick-up and plowing came up as possible areas of neglect. Ultimately, attaining more service from the city seemed unfeasible.

2) Organizational Requests

3) Property Manager Report

- a. Normal Hall Septic Update

Septic work at Normal Hall is complete save finish work to be completed in spring (raking, seeding). The Hall has been inspected and is operational. Wendy requested certain confirmation of the septic's usability.

b. Financial Report (KM request for last stipend)

Pancione submitted an LP financial report for January through December 2010.

c. Snow and snow plowing issues: sanding barrels, sand, hydrants, front gate, street width, #76 request for path clearance, #116 parking spots, #6-7 parking.

Snow-removal problems include a deficit of sand in the sand barrels (Pancione will look into it), certainty of hydrant access (Pancione will make certain).

d. snow protocol

Pancione cites residents' failure to move their vehicles at appropriate times as the largest obstacle to effective plowing. Members of the EC suggested drivers honk their horns after clearing the peripheral lots, thus alerting residents of their availability. EC and Pancione reiterated that those plowing should and shall not take orders from residents. EC shall request two-space lots be cleared, requiring a renegotiation of the snow-removal contract.

e. Contacts by homeowners

EC suggested residents should call Pancione should they have a plowing issue.

f. trees with ice, removal of limbs

EC expressed concerns about limbs that ice brought down, Pancione claimed they were removed.

g. big leak-water main

Pancione claimed Dig-Safe shall come and clear the area, and as soon as a few clear days exist it shall be fixed.

h. snow plow contract review

As plowing requirements have expanded beyond the bounds of the originally negotiated contract, EC suggested that extra charges must be accrued despite the risk of exceeding the budget. Suggestions arose to strictly clarify (perhaps this summer) the areas to be regularly plowed, and to insist that homeowners who require more absorb the costs themselves.

i. #13 contact

Tabled.

j. lock box payment/action

Discovering the contents of a lock box in HALP's name resulted in Pancione's offer to call the bank for information and Dan's offer to contact Norbert regarding the location of a key.

k. Rental unit water problem

Pancione assured the EC that the rental property in question shall be kept warm, its' sink cabinets left ajar, and water left trickling from the faucet.

4) EC Business

- a. Set next meeting

The EC set its next meeting for February 7<sup>th</sup> at 6:15 pm.

- b. Review of minutes of last meeting

Last meeting minutes were reviewed, amended and accepted

- c. Review of annual meeting minutes

EC decided reviewing the annual meeting minutes shall be the first order of business at the next meeting.

- d. clerk

EC accepted Kristopher Severy (102) as EC clerk.

- e. committee report: review of sale of property

The committee investigating the possible sale of LP property reviewed potential uses for building #1, the Dining Hall, the Chapel, Normal Hall, and the post office. Though they are at the very beginning of their investigation, future plans are to discuss goals, gather further information, and include more residents, some of whom have expressed interest.

- f. roles/tasks

4) Recurring Business

- a. Ad Hoc Committees-

Anita will investigate the effects of leaving conifer needles on the ground. Inquiries were made on how to best inform residents that they can put their Christmas trees down by the truck barn. EC discussed the best ways to inform residents that their guests are subject to LP rules and regulations, specifically in regards to parking and dog leash requirements.

- b. #83 update – Settlement proposal, gathering of documents

#92 requests a sign be placed to designate parking for them in a lot. Discussion of possibly extending the lot in the spring ensued. The lot shall be examined for the number of available spaces, and discussed at the next meeting.

**Action Items:**

Action	decision	Initiator/ Requester	Due Date
David shall investigate the parking lot at 90, 91, 92.			
Wendy shall communicate with Pancione regarding the clearing of swaths at both ends of Heading Ave.			
Dan shall communicate to the appropriate units regarding Heading Ave. swaths.			

Anne shall post the last meeting minutes and post the date of the next meeting on the bulletin board above the post boxes.			
Wendy shall publish the corrected minutes.			
Dan shall check with Norbert concerning the availability of a key to HALP's mysterious lock box.			

### **Decisions/Voting**

<b>Motions</b>	<b>Initiated By</b>	<b>Seconded By</b>	<b>Comments</b>
Accept minutes	Anne	Dan	Approved without comment
Accept Kristopher Severy as EC Clerk	Wendy	Anne	Approved without comment
Decision to have swaths cut at the top and bottom of Heading Ave, thus allowing residents to create their own path	Ron	Jen	Approved without comment
Decision to adjourn at 9:00 pm	Ron	Jen	Approved without comment

