

	Homeowners of Laurel Park Executive Committee
Meeting Date:	April 4, 2011
Meeting Location:	HALP Office
In Attendance:	Wendy Kane, President Jennifer Bogin, Vice President Ron Michonski, Financial Officer Kristopher Severy, Clerk David Baker, Member-at-Large Anne Rogers, Member-at-Large Mike Pancione
Also invited/attending:	Sheila Rhodes-Dow Keithely (#108) Catherine Waters Kate Richardson
Next Meeting:	May 9th, 2011

Agenda:

1. New Business from Homeowners

a. #87 sign up for dining hall use

#87's request to use the dining hall should be approved provided he is reminded that activities there must cease by 9:00 pm, that amplification and alcohol are not permitted, and that he ensures his guests park their cars in accordance with park rules. The EC must also be informed as to the number of guests he expects to attend; should this number be 50 or less, the EC gives approval. See votes.

b. Gravel at #77 lot

After discussing the benefits and drawbacks of various sizes of gravel given the needs of nearby residents and the area's frequent erosion from rain, vote was taken to put ½ inch gravel on the #77 lot. See votes

c. Patio work at #108 (Keithely)

Work on #108's patio would include grading, replacing pavers, and replacing a retaining wall that is constituted of timbers with stone, raising the wall some inches above the ground. This wall will be removable and under 2 feet high. She submitted a drawing. Before a vote is taken, members of the EC wish to investigate the site.

d. Building permit for work at #94

An approved building plan submitted by #94 has not, in the opinion of the EC, been adhered to during construction. In addition, the construction may not be up to code, and almost certainly extends #94's footprint. A vote to levy fines against #94, write the city for a building permit, and investigate the extension of #94's footprint was taken. See votes.

e. #52 (Catherine Waters) - several issues

#52 would like to put pavers on a walkway, 3 across, from her door to edge of the parking lot. She'll do the work herself, use no wood or cement, perhaps use sand. She agreed to keep the stones out of other resident's parking spaces while the work is being done. See votes.

#52 further alleges a (second) fine for a barking dog was mistakenly levied against her, when the dog was in fact in a different house. See votes.

#52 informed the EC that a retaining wall with a metal rail near her home is degrading and may need repair/improvement. Pancione said he'd look at it.

#52 would like the Christmas lights at the front gate to be removed.

f. Sheila Rhodes-Dow - speeding issues

Sheila's concerns about dangerous driving in the park brought her to inform the EC of an alleged speeding incident where the driver also exited the park through the entrance. Others say this resident frequently misuses the egress in this manner, and review of Park files found a warning concerning the resident's driving has already been issued. Wendy will contact the offending resident by phone and issue a letter of warning. She will also ask the police if dangerous driving in the park can in any way fall under their jurisdiction. A vote was approved to fine the offender \$50. See votes.

g. 117 completion of soil repair and clean-up

Though Pancione says it was stated that past work was completed to satisfaction, he agreed to meet with #117 to put earth where it is needed and remove a pile of leaves. See votes.

h. Organizational Requests

Kate Richardson requested use of Normal Hall for the purposes of dancing on May 21st, June 4th, and July 29th, 30th, and 31st. The EC gave approval provided a sign a placed at the stairs forbidding entrance to the second floor.

Kate Richardson requested use of Normal Hall for the purpose of group singing on June 9th, July 14th, August 11th, September 8th & October 13. Investigation into impact on those nearby shall be investigated. See actions.

2. Property Manager's Report

a. Spring clean-up

Pancione said general spring clean-up will start this week.

b. Pot holes

Pancione said the pot holes will be filled with gravel within the next two weeks.

c. Road maintenance

Pancione said the roads are being maintained and will be able to give a date within a day or two concerning sweeping.

d. Water leak repairs

Pancione believes the repairs are finally complete, reports that Sally's house is fixed, (cost \$2800) and says he will check the meter.

e. Normal Hall redistribution of soil

When weather permits the soil shall be redistributed; Kate Richardson shall designate a place to put the flag pole and inform Pancione.

f. Downed signage in the park

Pancione has gathered several downed signs and says they shall be put up within the week. Pancione will check a downed sign at Heading Ave, maybe relocating it.

g. Other equipment - swing

EC will send a request to the Social Union asking if they would take on the task of maintaining the swing and the park's several benches.

h. Benches

See 2.b.

i. Water Restoration at Front Gate

Pancione shall turn on the water at the front gate.

j. Building Inspection Around Park – Normal Hall

See 2.e.

k. Gravel at #77

See 1.b.

2. Continued Business

a. #82 Negotiations/Ledge Information

Pancione will get information as to the costs of obtaining opinion about jackhammering near #82 (cost of the work, effect on other residents).

b. Homeowner Responsibility for Water Repair

Tabled till next meeting.

c. Process for EC decision making

Tabled till next meeting.

3. Recurring Business

a. Sale of Property in the Park – Committee

Tabled till next meeting.

b. Lock box at Florence Savings Bank

Tabled till next meeting.

THE MEETING THEN WENT INTO EXECUTIVE SESSION.

Action Items:

Action	decision	Initiator/ Requester	Due Date
Kristepher will call/meet with members of the EC regarding Keithely’s patio			April 16th
Wendy will email 117 about Pancione getting soil to her			
Wendy will send a letter and a fine to the resident for violating driving directions in the park			
Wendy will draft a letter to #94 regarding his building permit and talk to Dan about #94 possibly violating park rules by extending this unit’s footprint.			
An formal inspection of Normal Hall shall be requested from the city.			
Draft rules for use of property by LPA			
Dave will contact the neighbors to inform them of LPA sing-ins on Tuesdays this summer (see 1.h.).			
Wendy shall send a letter out to the Social Union to			

request help with benched, etc.			
Pancione will check the feasibility of using part of Normal Hall year round.			
Jen will distribute the by-laws.			

Decisions/Voting

Motions	Initiated	Seconded	Comments
Vote to approve #87's request for use of the dining hall provided he follows the stipulations set out in 1.a.			Approved without objection.
Vote to fine a resident for exiting the park through the entrance on 2/28/11.	Wendy	Amy	Approved without comment.
Vote to revoke a fine against #52 for a barking dog.			Approved without objection.
Vote to approve construction of a walkway at #52.			Approved without objection provided it is completed within 30 days after it begins and does not interfere with other residents' enjoyment of their homes.
Vote to send a letter requesting a building permit from #94 (see 1.d. above), and to levy a fine of \$50 a day, beginning two weeks after the letter is received, for every day a permit is not produced to the EC.			Approved without objection.
Vote to allow Pancione to meet with #117 and provide her with requested soil.	Anne	Jennifer	Approved without comment.
Vote to put ½ inch gravel in lot #77.			Approved without objection.