

	Homeowners of Laurel Park Executive Committee
Meeting Date:	June 27 & July 11, 2011
Meeting Location:	HALP Office
In Attendance:	<p>June 27th:</p> <p>Wendy Kane, President Jennifer Bogin, Vice-President Dan Richardson, Property Chair Ron Michonski, Financial Officer David Baker, Member-At-Large Anne Rogers, Member-At-Large Mike Pancione Bobbie Smith #76 Greg Kline Tira Pandolf #95 Cindy #13 Cindy Kunz #68 Jeremy Winstead #53 Attny. Dambrov Attny. Ed Ethridge</p> <p>July 11th:</p> <p>Wendy Kane, President Dan Richardson, Property Chair Ron Michonski, Financial Officer David Baker, Member-At-Large Anne Rogers, Member-At-Large Shane of Pancione Associates Kate Richardson #109</p>
Also invited/attending:	
Next Meeting:	August 1st, 2011

Agenda:

1. New Business From Homeowners

a. Replacement of small sign at entrance to Coles Meadow (request #1)

Sheila Delson of #82 requested the “Laurel Park” sign affixed to a tree at the Coles Meadow entrance to the Park be replaced (she also expressed interest in replacing the myriad old/broken signs placed about the grounds). In regard to this particular sign, Pancione Associates agreed to replace it not only with a new sign, but one on a stake rather than one nailed to the tree.

b. Boulders & Gardening at entrance to Coles Meadow Road (request #2)

Sheila Delson of #82 requested permission to do some gardening and boulder placement near the Coles Meadow Road entrance to the Park. Given possibly unforeseen complexities with this simple-seeming project, it was decided that a plan would have to be submitted to the EC before the work could be done.

c. Noise complaint against #94 (request #3)

In response to a noise complaint leveled against #94 regarding the night of May 27th and continuing into the morning of May 28th, Wendy agreed to draft and send a letter of warning.

d. Complaint of noise from wedding (request #3)

In response to a complaint against noise from the wedding held in the Park on May 29th, it was recognized that, though the event was not authorized by the EC at the location it took place, the revelers obeyed Park regulation in regards to quiet hours, and that no prohibition could be found violated.

e. Procedure for requesting branch/vegetation removal (request #4)

A request from #97 to remove dead vegetation near #97 was investigated and found completed.

f. Tira Pandolf requests to speak regarded the management of the Park (appointment of property management committee) (request #5)

Though Tira Pandolf waved her time on June 27th to speak for the formation of a committee that would attempt to determine the best management model for Laurel Park, on July 7th Wendy offered to send a request for committee volunteers out on the list serve. It was discussed that committee members should be selected with regard to the many issues they would face and with regard to the many differences in opinion concerning Park management.

g. Informing LP tenants in #1 of intrusion (request #6)

Though Pancione Associates erroneously entered the residence of tenants in Building #1 without giving adequate warning, they agreed that the act was egregious, and that it would not recur.

h. Septic work at #117 (request #7)

In regards to the creation of a new septic system for #117, the EC continues to await the submission of a plan.

i. Sand barrel in front of Norma Roche's house (request #8)

Has been removed, though removed late.

j. Tree work at #105 (request #9)

In response to a request for tree work at #105, Pancione Associates agreed with Dan Richardson to do a “tree walk-around,” and view many trees in the Park, keeping this request in mind. Dan also agreed to inform #105 of this decision.

k. Tree work at #116 (request #10)

In response to a request to remove a stump near #106, it was decided the next time a stump grinder is employed in the Park, this one would be removed.

l. Walkway replacement at #22 (request #11 & #25)

A request to replace a walkway at #22 was approved, provided that no dumpster is employed, provided the EC is informed of the time of the replacement, and provided that the new walkway is an exact replica of the original.

m. Request for information on Heading Ave. (request #12)

Bobbie Smith of #76 inquired about reports from Pancione Associates on the different possible ways Heading Ave. could be renovated. Wendy suggested the need for a meeting specifically devoted to this topic. Bobbie also submitted a proposed set of rules for a dog run. Though welcomed, it was suggested the larger issue was not one of rules, but one of location. Bobbie stated that she was still working with LPA on location.

Regarding Heading Ave., Wendy suggested the Heading Ave Committee ought to give a presentation to the EC in anticipation of the annual meeting, bringing their concerns and recommendations. In addition, Wendy offered to request an estimate on landscaping just the top of Heading, keeping the bottom open for vehicular use.

n. Sign-up sheet for dining hall (request #13)

A *sign-in* sheet is currently present and accessible for use; should any resident wish to use the Dining Hall *kitchen*, a request must be submitted to the EC.

o. Work at #85 (request #14)

A plan to lay flagstone at #85 was approved without objection, provided the work does not go more than half way to the next unit.

p. Firewood policy (request #15)

As the pile of hemlock wood near the garden is unburnable, Pancione Associates agreed to remove it and the remaining stump. As regard to a request for a policy allowing residents to place a deposit on downed, burnable wood in the Park, the EC is still considering the issue.

q. Robin for the SU requests use of Dining Hall June 25th all day through 9pm (request #16)

Approved without objection.

r. #68 requests permission to clean us Old Post Office (request #18)

Cindy Kunz of #68 submitted a proposal to the EC offering to fix up the Post Office, asking leave to spend no greater than \$300 on the project. Given the post office's unsettled future (even in the short term, given the roofer's unfinished clean-up) Dan moved to authorize an expenditure of \$100, given that Cindy provide receipts and schedule her work when the roofer's detritus was removed (this Pancione agreed to do). The motion was approved without objection.

s. Name sign at #92 (request #22)

In response to a request to correct the name sign at #92, Pancione Associates agreed to replace not only it, but the sign of #'s 67, 94 and 95.

t. Removal of downed branch near Trinity Circle (Kristepher)

A fallen branch near Trinity Circle has been removed.

Impromptu Request #1

Jeremy Winstead of #53 spoke to request of the EC a speedy resolution to the ongoing lawsuit.

Impromptu Request #2

Cynthia who purchased the lot where building #13 once stood and who is planning to build there brought several potential problems to the EC. The first concerned the need to remove one, two, or three trees who would not survive the damage their roots would receive, given her plans to excavate a basement. She offered to pay for their removal before the work is done, or leave it to the EC to provide for their removal after they die. The second problem involved the poor condition of the retaining wall and stairs near her lot; she offered to assist in the rebuilding costs of this wall provided she be allowed to construct a ramp, or rather a bridge, forgoing the use of the previous stairs, that would lead from the nearby parking lot to wherever the entrance to her house shall be. Thirdly, she requested she be allowed, as suggested by an inspector from the city, to remove her footprint farther away from the nearby units, as a prevention against the spread of fire.

Later, while discussing these issues, Dan Richardson claimed that a basement was present in the previous house at #13, suggesting the roots of the trees may be safe during excavation. It was discussed that, should it be possible to move a footprint, there could be no question of enlarging the percentage of property owned, i.e. the size of the lot could never be increased. Further, several seemingly insurmountable problems were suggested: the absolute illegality of selling, giving, exchanging or granting exclusive use of land that is held in common. Some on the EC were unconvinced of the difficulties, and Wendy proposed to request advice from Ed Ethridge.

For the rest, building plans must be submitted to the EC, including plans for a septic layout, and notification should be given as to when the perc test is to be performed.

Impromptu Request #3

At a request from the Rockridge Community to attend to some threatening trees, Dan and Pancione agreed to contact them and investigate.

Impromptu Request #4

Tira Pandolf of #97 requested permission to place orange cones before the lawn near the compost bins to discourage cars from parking over the nearby leach fields during the Chautauqua events. She promised to remove them when the events are completed. Her proposal was approved without objection.

Impromptu Request #5

#57 requested in writing permission to replace a cracked distribution box on his septic tank, necessitating the need for excavation in the Dining Hall lawn. His request was approved without objection.

2. Meeting with Attorneys

Here, on June 27th, the meeting went into Executive Session.

3. Committee Requests

a. Rehearsals at Normal Hall (request #17)

Approved without objection.

b. Greg Kline for LPA request use of Normal Hall (request #19)

Greg Kline requested information on the progress of preparing Normal Hall for year-round use. Wendy suggested that more time would be needed to determine the appropriateness of this, perhaps even a whole meeting. Greg then requested use of Normal Hall for the purpose of a contra dance on Sunday, June 31st, from 5-8. Plans were made to prop up a section of creaky floor from underneath; as of this writing that has been done. Shane on behalf of Pancione Associates agreed to rehang doors in Normal Hall in order to meet fire code.

c. Community Building Subcommittee requests time (request #20)

Issues from the Community Building Subcommittee were postponed to the time of their own meeting.

d. Proposal for keeping Normal Hall open during the 2011-2012 winter (request #23)

In regards to Normal Hall use, Pancione Associates agreed to remove an erroneously placed exit sign, and rehang some doors to open out in accordance with the necessities of fire regulations. Possible use of Normal Hall would be addressed, it was decided, after the meeting of the Community Building Subcommittee. It was planned also that a group of volunteers would prop up a “bouncy” section of Normal Hall’s floor (as of this writing, this last has been accomplished).

e. Cleanup of Post Office (request #26)

Due to the heroic efforts of a group of volunteers, and for nothing other than our thanks, a clean-up of the post-office has been effected.

Impromptu Request

Anne Rogers submitted to the EC copies of the building inspection reports for the common building in anticipation of the Community Building Meeting to be held on Tuesday July 19th at 6:30pm.

4. Property Manager

a. Potholes at north end of Northampton Street (request #21)

It was decided that Johndrow must fill the potholes strewn about Northampton Street with stone. Pancione Associates agreed to be sure that the contractor responsible for that section of road agree to the terms of their warranty and effect repairs. An estimate for repairs on other sections of road in the Park were tabled in anticipation of the repairs to Northampton Street.

b. Speaking with Johndrow about composting leaves

This ongoing issue shall now be tackled in the following manner: Pancione Associates agreed to give Kate Richardson Johndrow’s number, that she may schedule a time to meet with him and find a suitable place to dump composting leaves. Her concern has been that such leaves are not being situated where they can be of any use.

c. Drain ditch at Trinity Circle

A plan to repair a drain ditch at Trinity Circle has been approved, and work is anticipated.

d. Roof on Building #1

Though the roof on Building #1 has been replaced, clean-up of many building materials had not been effected. At the time of this writing, the materials have been removed, and a group of volunteers have also cleaned the post office.

e. Speed Bumps in The Park

Pancione Associates agreed to replace a plastic speed bump, the first encountered upon entering the Park, with one made of rubber. In addition, Pancione Associates agreed to search for a map of speed bump placement; if none could be found, Dan agreed to help construct a new one during the planned tree walk-around to be performed with Pancione Associates.

5. Continued Business

a. Permit at #94 (Correspondence #1)

The EC is continuing its efforts to obtain a permit for construction done at #94. Dan offered to draft a letter outlining a way to get all necessary documents in regards to this construction.

b. Mosquito Fills & splitting costs with Rockridge

Dan plans to get in contact with Rockridge to see if they'd be interested in splitting the costs of dredging various pools of standing water.

c. Lockbox at Florence Savings Bank

Tabled.

d. What-To-Expect guide for residents (Dan)

Tabled.

6. New EC Business

a. Permit for repairs on #83 (Correspondence #2 & #5)

A permit has been requested for work at #83.

b. Dumpster at #83

Though #83 was unaware she needed permission to place a dumpster on HALP property, she obliged and had it removed when asked.

c. Map of speed bump locations in Park

Should Pancione Associates be unable to locate any sort of speed-bump map, Dan Richardson and Pancione Associates shall create a new one during a planned tree-observation walk-around.

d. Approve last meeting's minutes

Pending changes, minutes from the May 23rd meeting were approved, as were the minutes of the June 3rd Special Meeting, also pending changes.

Action Items:

Action	Decision	Initiator/ Requester	Due Date

Decisions/Voting

Motions	Initiated By	Seconded By	Comments
To allow Pancione Associates to repair poor drainage at the Trinity Circle lot for the projected price of \$3990.00.			Passed with 6 votes.
To allow Cindy Kunz \$100.00 to effect improvements to the post office, provided she supply receipts and schedule her work after the roofing contractor's refuse is removed.	Dan		Approved without objection.
To authorize the purchase of a new speed bump.			Approved without objection.