

<b>Homeowners of Laurel Park Executive Committee</b>	
<b>Meeting Date:</b>	November 16 <sup>th</sup> , 2011, 6:45 PM
<b>Meeting Location:</b>	LPA Office
<b>In Attendance:</b>	Wendy Kane, President Tryna Hope, Vice-President Dan Richardson, Property Chair Louis Hasbrouck, Financial Officer Kristopher Severy, Clerk David Baker, Member-At-Large Michael Pancione, Property Manager Bill Blathner, #29 Tira Pandolf, #95
<b>Also invited/attending:</b>	
<b>Next Meeting:</b>	<b>December 5<sup>th</sup>, 2011, 6:15 PM, LPA Office</b>

**Agenda:**

**1. New Business from Homeowners**

**A. Signs for leach fields near garden**

Tira Pandolf (#95) spoke to discuss the possibility of placing signs at the area near the garden to alert possible drivers to the presence of the leach fields located there. Though this area seems particularly problematic, the possibility of putting signs up around the park for all leach fields was discussed, perhaps forming a committee to enact this.

**B. Bobbie's tree (request 2 & 11)**

Kristopher moved Bobbie Smith (#76) be reimbursed up to \$100 to purchase a tree that would replace one that was destroyed, provided it reach a maximum height of no more than 10 feet and provided she give the EC an invoice. The motion carried with 5 in favor, 1 abstaining.

**C. Update on construction at #13**

The EC decided that it cannot authorize adjustment to the location of #13's footprint, though #13 is free to acquire a legal opinion.

**D. Dangerous tree at #67 (request 3)**

Property Management informed the EC that this has been taken care of.

**E. Site assessment for LP by MCAD (request 4)**

In response to a request from a homeowner, Louis Hasbrouck offered to contact Stavros for a site assessment of some sort for LP, and to contact the MCAD for the same.

**F. Septic damage at #29 (request #5)**

#29 requested the formation of a map that could be used to inform contractors and other workers of the presence of septic tanks, leach fields, water lines and the like, because he perceived that

workers had hazardingly disregarded the presence of septic tanks while engaged in work. The EC discussed the possibility of appointing a committee to create such a map, the logistics of presenting the map to workers, and the appropriate response should damage occur to homeowner's property as a result of worker activity.

**G. Tree work near #24 (request 6)**

Pancione agreed to look at some trees near #24.

**H. Permit request for work at #81 (request #7)**

Wendy will draft a letter of approval for work to be done at #81.

**I. Sundry suggestions from Robin Levine (request 8)**

Tabled.

**J. Tree policy (request #9)**

Wording for a tree policy that would allow homeowners to put a deposit on downed, burnable wood in the Park is being construed.

**K. Painting post office and removal of painter's supplies (request 10)**

Done.

**2. Committee Requests/Happenings**

**3. Property Manager**

**A. Wonky floorboards in LPA Office**

Though swollen floorboards in the LPA Office have appeared to dried returned to their original state, Pancione agreed to have them looked at from underneath.

**B. Gift of Tree**

The presentation of a red bud tree to the EC by a homeowner has been dealt with.

**C. Plexiglass of Dining Hall doors update**

Pancione told the EC that plexiglass will be put on the Dining Hall doors.

**D. Winterization of Normal Hall update**

Aside from the installation of a heater, work to the bathroom door, the installation of a temperature alarm, and clean-up, work on Normal Hall is nearly complete.

**E. Ceiling tiles in post office**

Done.

**F. Gravel in Simpson lot**

Thought the placement of gravel in the Simpson lot has been postponed, Pancione agreed to schedule a time that some shall be put there.

**G. Replacement reserve fund under Mass Condo Law**

Pancione agreed to check on the details of HALP's responsibility under Mass Condo Law in regards to maintaining a replacement reserve fund.

**H. Woolly adelid update from CL Frank & Co.**

Though rumor of a cheap non-invasive weapon against the woolly adelid had come to the EC, investigation revealed it to be neither cheap nor effective. Pancione recommends spraying; the EC may tackle this issue next year.

**I. Leaf pick-up schedule**

Pancione told the EC to prepare for a leaf pick-up on Monday November 21<sup>st</sup>. Wendy agreed to put a notice to homeowners of the list serve, and Kristopher agreed to put a notice on the bulletin board.

**J. Small flat spot for Heading Ave.**

Pancione informed the EC that the repaving of Heading Ave. is being rescheduled, and hopefully shall be effected before winter. At that time, the creation of a small flat spot for loading and unloading will be revisited.

**K. Electric Company's response re: dangerous lines**

As the lines in question now look good, there is no longer need for information from the power company.

**L. Refinancing Common Property**

Pancione will check to see if HALP can purchase a mortgage at a rate lower than 6.5% for common property, but also suggested exploring paying more against the principle each month.

**Other things discussed**

Financial statements were presented and reviewed, Pancione agreed to put a lean on #9 in anticipation of its sale, and homeowners who owned back condo fees was discussed. Kristopher agreed to check box #70 every now and again.

**4. Continued EC Business**

**A. Appoint investment Committee**

David Baker agreed to form an Investment Committee with Louis Hasbrouck.

**B. Sensitivity Training**

The EC continued to weigh cost effectiveness with the ability to obtain training for all members of the EC. Wendy agreed to call the MCAD to find more possibilities, and Louis Hasbrouck agreed to contact Stavros for still others.

**C. Dog Run insurance**

Tabled.

**D. Domestic Partnership for #82 update**

Wendy had not, but shall, contact #82 in regards to the formation of a domestic partnership within the Park.

**E. Security Camera at dumpster update**

Dan Richardson has placed security cameras at the dumpsters in an effort to deter illegal dumping.

**F. Permit for work at #94 update**

Wendy will draft a letter to #94 requesting an as-is built plan for work done on that unit.

**G. Admin to EC Email.**

Wendy and Tryna will visit Dan to review the EC Email.

**H. Orientation of #81**

Done.

**I. Unregistered car in the Park (Tryna)**

Tryna tried to call the residence of the owner of an unregistered car in the Park, and will continue to try, and will also give information to Pancione regarding said car.

**J. Update on dangerous lines in the Park**

Some dangerous lines in the Park have been repaired.

**K. Parking signs near #21**

The Property Committee shall consider the placement of parking signs near #21.

**5. New EC business**

**A. Approve last meeting's minutes**

Pending changes, the minutes of the prior meeting were approved.

**B. Set next meeting**

The EC set the time of their next meeting for Monday, December 5<sup>th</sup>, at 6:15, in the LPA Office.

**Other things discussed**

Kristopher agreed to contact #108 regarding that unit's obligations to perform construction on that unit.

Request for use of Normal Hall on December 1<sup>st</sup> and 15<sup>th</sup> (7-8:30) and December 17<sup>th</sup> (1-2:30), and December 12<sup>th</sup> and 18<sup>th</sup> (1-2:30) by LPA was approved without objection.

Louis agreed to take pictures of the remains of lilacs, which were ungraciously cut down by those who painted Building #1. Wendy agreed to contact Pancione regarding these poor, helpless and now dead creatures, whose only desire was to provide some modicum of beauty in an otherwise ugly and unjust world.

**Here the meeting adjourned.**

**Action Items:**

Action	decision	Initiator/ Requester	Due Date
Louis will contact Stavros to see about getting a site assessment of some sort for LP and contact the MCAD for the same.			
Wendy will draft a letter of approval for work to be done at #81.			
Wendy will put a notice on the list serve informing homeowners of a leaf pick-up on Monday 21 <sup>st</sup> .			
Kristepher will put a sign on the bulletin board informing homeowners of a leaf pick-up on Monday 21 <sup>st</sup> .			
Wendy will contact the MCAD for possibilities on Sensitivity Training.			
Louis Hasbrouck will contact Stavros for possibilities on Sensitivity Training.			
Wendy will contact #82 in regards to the formation of a domestic partnership within the Park.			
Wendy will draft a letter to #94 requesting an as-is built plan for work done on that unit.			
Wendy and Tryna will visit Dan to review the EC Email.			
Tryna will try to contact the owner of an unregistered car in the Park, and send Pancione information on said car.			
Kristepher will contact #108 regarding that unit's obligations to perform construction on that unit.			
Louis will take pictures of the remains of lilacs near Building #1.			
Wendy will contact Pancione regarding lilacs cut down near Building #1.			

**Decisions/Voting**

Motions	Initiated By	Seconded By	Comments
To reimburse Bobbie Smith (#76) up to \$100 to replace a tree mistakenly destroyed provided that tree grow no more than 10 feet and provided she give the EC an invoice.	Kristepher		Carried 5 in favor, 1 abstaining.