

~~Corrections~~

Homeowners of Laurel Park Executive Committee	
Meeting Date:	April 9th, 2012, 6:15PM
Meeting Location:	LPA Office
In Attendance:	Wendy Kane, President Louis Hasbrouck, Financial Officer Dan Richardson, Property Chair Kristopher Severy, Clerk David Baker, Member-At-Large Michael Pancione, Property Manager Katherine Waters Kate Richardson
Next Meeting:	May 7th, 2012, 6:15 PM, LPA Office, then June 4th, 2012, 6:15 PM, LPA Office

Agenda:

1. New Business from Homeowners

A. Piles of stone near sand barn (request 1)

Some piles of stone by the sand barn have been removed.

B. House work at #7 (request 2)

Wendy will send a letter to #7 approving the installation of a new window on that unit, provided the window is neither bayed nor bowed, asking also for the timeframe of its installation and weather or not a dumpster will be required.

C. Stumps near compost bins (request 3)

Pancione agreed to replace the stumps near the compost bin to allow for vehicular access.

D. Tree limb at #68 (request 4)

Pancione agreed to check some hanging limbs near #68.

E. Potholes by Coles Meadow entrance (request 5)

Though a resident informed the EC of potholes near the Coles Meadow entrance, the EC could not think of where they might be. Kristopher agreed to investigate their whereabouts.

F. Addressing resident concerns regarding a generator at #83 (request 6)

The EC reviewed concerns about a generator at #83, and Kristopher agreed to contact those residents to address their concerns.

G. Parking lot cleaning and tree work at #105 (request 7)

Pancione agreed to check a parking lot and some trees, both near #105.

H. Roof replacement for #30 (request 8)

Done.

I. Potential water shut off near Route 9 (request 10)

A homeowner's concern about possible water service interruption due to work on Route 9 incited Pancione to agree to check with the city; he agreed to give any information he found to Wendy, who then agreed to pass the information on to the homeowner.

J. Piles of gravel by Coles Meadow entrance (request 12)

Piles of gravel by the Coles Meadow entrance have been redistributed.

K. Handicap parking on North Warren St. (request 13)

As the handicap parking sign in a lot on North Warren St. had gone somewhat errant, ostensibly due to plowing, Pancione agreed to replace it as far to the right in the lot as possible.

L. Oak treatment near #108 (request 13)

As #108 expressed a desire to perform some pest maintenance on trees near that unit, Kristopher was appointed to request further information on the nature of the work.

M. Speeding issues in Park (request 14)

A complaint against two speeders was received by the EC; Wendy volunteered to ask that resident to record times and dates of speeding incidents to allow the EC to fine offenders in the future. She also agreed to send warning letters to those implicated.

2. Committee requests, happenings

A. Solar lights near Normal Hall

A suggestion to put small solar lights along the pathway from the mailboxes to Normal Hall had already been effected by the time of the meeting.

B. Parking plan for Normal Hall events

Much debate occurred concerning the parking places across from the mailboxes, including how parking should be arranged there and whether the area ought to be used for parking at all. In the end, nothing was decided.

C. Spring maintenance at Dining Hall (request 9)

Report was made that the Dining Hall had been cleaned and swept; Pancione agreed to fix a broken pipe there. Wendy agreed to put a notice on the list serve requesting those residents with property stored in the Dining Hall to remove it by May 19th; Kristopher agreed to put a similar notice on the bulletin board.

Other things discussed

#52 submitted a drawing for yard work she wished to perform in the are near that unit; the EC approved this provided all nearby residents are informed and in agreement. #52 also requested allowance to erect a structure that would contain and protect firewood. As the EC perceived the intended plan would constitute the construction of a shed (the limiting principle being the use of hammer and nail), they proposed a vastly simplified contrivance composed of pallets, upright stakes, and a tarp.

#18 requested permission to construct a wooden walkway to bridge the porch on that unit with the nearest parking space, to be 6 inches high and perhaps 8 feet long. The EC approved this to facilitate accessibility.

Pancione agreed to have hemlocks between 18 & 19 trimmed on the next occasion that tree work is being performed in the Park.

3. Property Manager

A. Trees vs. stumps at Normal Hall

The EC reviewed debates about the proliferating use of stumps to control parking and driving throughout the Park. Consensus seemed to fall on the side of stumps, which some hailed on aesthetic grounds but which all agreed were free and plentiful.

B. Wooly Adelgid update

The Property Committee, charged with implementing a plan to poison the insidious Wooly Adelgid to death, is reviewing its options. Kristopher agreed to send Dan the basis of his plan to allow for resident input when considering those trees to be treated.

C. Income expense report for Normal Hall use (request 11)

Pancione agreed to supply Kate Richardson with a more granular expense report reflecting the costs of running Normal Hall.

D. Space heater behind post office update

Pancione replaced a space heater that had gone missing from the room behind the post office.

Other things discussed

Pancione agreed to ask Carl's for definitive information on whether or not vehicles can be driven on the septic units outside Normal Hall and, if so, what the size of such vehicles can be.

Pancione will check the Parking areas at the end of Embury Ave. to see if another parking space can be added there.

The report that rubber speed bumps could be obtained at a sale rate prompted the EC to purchase some. Kristopher moved and Wendy seconded the purchase of 4 such bumps. The motion passed 5 in favor. Pancione then agreed to see if even better prices could be found.

A further good rate was reported for the painting of Normal Hall, which prompted the EC to cross that job off its list. Wendy made motion and Louis seconded the painting of Normal Hall at a cost of \$4400. The motion passed 5 in favor.

4. Continued EC Business

A. Open seat on the EC

Wendy agreed to put a notice again on the list serve requesting volunteers to fill an open Member-At-Large seat on the EC.

B. Reconvening the Management Vision Committee

It was reported that Jen Bogin will meet with Cindy Shaedig, who has agreed to assume the reigns of the Management Vision Committee.

C. HALP finance update (Louis)

A plan was proposed to instruct Pancione to institute a 24 month payment plan for all those behind on their association dues, barring which they would face liens. Dan made this motion, Wendy seconded, and the motion carried with all in favor.

D. Firewood policy update

Tabled.

5. New EC Business

A. Community Garden Update

A group of residents made an appointment with Rockridge to be held on April 23rd at 4:00 PM. Plans included the request of an easement to be arranged and paid for by HALP, and HALP's assumption of liability regarding use of that land.

B. Street light by #83

As Kristopher could see no street light out by #83 (possibly because it was dark at the time), Wendy agreed to ask #83 which light is out.

C. Approve last meeting's minutes & special meeting minutes

Pending changes the minutes of the last meeting and the special meeting on the Woolly Adelgid were approved.

D. Set next meeting

The next meeting was set for May 7th, at 6:15 PM, to be held in the LPA Office, and the following meeting was also set, to be held June 4th, at 6:15 PM, also in the LPA Office.

Here the meeting adjourned.

Action Items:

Action	Due Date
Wendy will send a letter to #7 approving the installation of a new window on that unit (see 1.B. above).	
Kristopher agreed to investigate the whereabouts of potholes near the Coles Meadow entrance to the Park.	
Kristopher agreed to contact those residents concerned with the installation of a generator at #83.	
Kristopher agreed to check on the nature of tree work to be performed at Trinity Circle.	
Wendy agreed to ask a resident to record dates and times of perceived speeding offenses, and send letters of warning to alleged offenders.	
Wendy agreed to put a notice on the list serve requesting those residents with property stored in the Dining Hall to remove it by May 19 th ; Kristopher agreed to put a similar notice on the bulletin board.	
Kristopher agreed to send Dan the basis of his plan to allow for resident input when considering those trees to be treated for Woolly Adelgid infestation.	
Wendy agreed to ask #83 which street light is out.	

Decisions/Voting

Motions	Initiated by	Seconded by	Comments
Motion to purchase 4 rubber speed bumps.	Kristopher	Wendy	Carried 5 in favor.
Motion to approve the painting of Normal Hall at a cost of \$4400.00.	Wendy	Louis	Carried 5 in favor.
Motion to instruct Pancione to institute a 24 month payment plan for all residents behind on their association dues, barring which such residents would face liens.	Dan	Wendy	Carried 5 in favor.