

Homeowners of Laurel Park Executive Committee	
Meeting Date:	June 25 th , 2012, 6:15 PM
Meeting Location:	LPA Office
In Attendance:	Wendy Kane, President Tryna Hope, Vice-President Dan Richardson, Property Chair Kristepher Severy, Clerk David Baker, Member-At-Large Michael Pancione, Property Manager Tira Pandolf, #95 Cyn Horton, #101 Claire Higgins, #106 Laura Wallace, #59
Next Meeting:	July 23rd, 6:15 PM, LPA Office

Agenda:

1. New Business from Homeowners

A. Drainage at Simpson Street, concerns of #59 (item 1)

#59, resident of Simpson Street, appeared to express concerns about drainage there in relation to ongoing plans to pave. Mr. Pancione demonstrated how the drainage in the area would be improved after the street is paved.

B. Dead tree, roof work, dumpster, other issues at #9 (item 2)

Mr. Pancione said tree work around #9 would be accomplished. Also, the EC approved work to be done on that unit, provided construction stays within the footprint; Tryna offered to inform #9 of the EC's decision.

C. Clothes line between #'s 44 & 60 (item 6)

Mr. Richardson volunteered to request a resident to expedite certain clothes-hanging durations.

D. Parking at Trinity Circle (item 3)

Parking issues at Trinity Circle were reviewed, with some residents in favor of signs to designate reserved parking. Mr. Pancione offered to visit the site to determine how many vehicles could be parked there. Wendy offered to send a letter to #94 requesting the parking space below that unit be utilized for parking rather than the Trinity Circle lot, to remind him of orientation procedures, and to inform him that a car parked in his space has soon-to-expire registration.

E. Sign for leach field area (item 3)

#95 displayed for the EC a new leach field sign intended to be placed at the area near the compost bins.

F. Roof work at #76 (item 4)

The EC approved a request to perform roof work at #76.

G. Trees between #'s 49 & 50 (item 9)

Mr. Pancione informed the EC that work on some trees between #'s 49 & 50 was being attended to, and that some trimming would be done there as well.

Other things discussed

#'s 106 requested permission to build a stone wall at the bottom of Trinity Circle; given the unusual amounts of roughage and gravel that are forced ever further near the units located there, year after year, by plowing, a wall may be practicable. The EC requested sketches of the proposition.

The EC approved roof a request for roof repair to #59, provided a letter of request for said work is obtained.

2. Committee Requests / Happenings

A. Woolly Adelgid update (let #55 know what a hemlock is)

Mr. Richardson put forth his proposal to allow residents to mark those Hemlock trees they'd like treated against the Woolly Adelgid with small brightly colored flags, which residents can obtain near the mailboxes.

B. Management Vision Committee update

The re-formed Management Vision Committee plans to meet on Mondays; Cindy Schadig will chair, Jen Bogin, former chair, will assist.

Other things discussed

Mrs. Richardson brought to the EC, on behalf of LPA, an informal but binding contract that would allow LPA to rent Normal Hall for a fee of \$50 a month and offering to pay all utilities on the building. There was some discussion as to what would constitute a fair rental fee, given the cost of utilities accrued over the past winter. As of this writing, an investigation concluded that LPA's previous rental fees sufficiently covered the winter's utilities; the EC therefore agreed to the new plan.

Given that HALP's dumpsters were determined to rest on Rockridge property, the EC agreed to relocate them a bit.

3. Property Manager

A. Mosquito dunks

Mr. Richardson reported effecting the mosquito dunks; Mr. Pancione expressed interest in learning where they are.

B. Rockridge boundary at dumpster / road to garden

The boundary between Rockridge and HALP property has been marked.

C. Brush chipping at road to garden

Mr. Pancione reported the brush chipping near the gardens was planned.

D. Speed bumps update

Mr. Pancione reported that the speed bumps would be installed on the Thursday or Friday after this meeting. As of this writing, they are all in place.

E. Signage near Coles Meadow review

Mr. Pancione informed the EC that signage near the Coles Meadow entrance to the Park was being taken care of.

F. Dining Hall repair update

Repairs needed at the Dining Hall were done, Mr. Pancione informed the EC.

G. Pear tree at Trinity Circle

Mr. Pancione informed the EC that a pear tree near Trinity Circle would be attended to.

H. Parking space and drainage at #90 update

Mr. Pancione informed the EC that a quote would be obtained to effect better drainage near #90, as well as a quote to create 2 more parking spaces across the road from that unit.

4. Continued EC Business

A. Past due HALP fees (Louis)

Though Louis Hasbrouck could not attend this meeting, Wendy informed the EC that she was working with him to create a suitable payment plan for those delinquent on condo fees.

B. Kathy's shed update

Mr. Richardson and Mr. Severy in an afternoon of labor that could only be described as heroic – nay, Herculean – reconstituted parts of the support structure on the shed located near #105, ensuring its survival for future generations. More work, though, is planned on that structure.

C. Community Garden waiver update

Ms. Hope reported efforts to get each HALP member who gardens on Rockridge property to sign the waiver Rockridge provided.

5. New EC Business

A. Email responses to Homeowners

Though the EC suffered a lapse in responding to Homeowner's emails (vacations, business), those involved promised to be more diligent in the future.

B. Approve last meeting's minutes

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

C. Set next meeting

The next meeting was set for Monday, July 23rd, at 6:15 PM, in the LPA Office.

Action Items:

Action	decision	Initiator/ Requester	Due Date
Tryna offered to inform #9 of the EC's decision to allow construction on that unit.			
Mr. Richardson volunteered to request a resident to expedite certain clothes-hanging durations.			
Wendy offered to send a letter to #94 requesting the parking space below that unit be utilized for parking rather than the Trinity Circle lot, to remind him of orientation procedures, and to inform him that a car parked in his space has soon-to-expire registration.			