

# Homeowners of Laurel Park Executive Committee

<b>Meeting Date:</b>	July 23 <sup>rd</sup> , 2012, 6:15 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 Kristepher Severy, Clerk David Baker, Member-At-Large Michael Pancione, Property Manager Fred Cohen, #40 Larry, #43
<b>Next Meeting:</b>	August 20 <sup>th</sup> , 6:15PM, LPA Office

## Agenda:

### 1. New Business from Homeowners

#### A. House repair at #77 (item 1)

Wendy agreed to call and Dan agreed to check on #77, to see about some repairs being done on that unit. In addition, Dan agreed to ask about an abandoned car and an abandoned car cab, both nearby.

#### B. Roof repair at #7 (item 2)

Wendy will ask #7 to procure a permit for work being performed on that unit; Louis agreed to check if a permit has been pulled with the city.

#### C. Repairs at #68 (item 3)

Dan agreed to ask #68 to be sure their contractor pull the necessary permits, or to check with the building department to see if permits are required, for work planned on that unit. Should all necessary permits be obtained and provided, planned work on #68 is approved by the EC.

#### D. Speed bump request at Coles Meadow entrance (item 4)

The EC instructed Mr. Pancione to place a speed bump in the road on the way down Haven Ave., after entering the Park from Coles Meadow. This was eventuated by request from #85; Kristepher agreed to inform him of the EC's decision.

#### E. OMG BEES! BEES! BEES! (item 6)

Adam N. will coordinate with Pancione to remove Bees living happily but dangerously in Normal Hall at an estimated cost of \$200.00 (this the cost to remove them, not what they were paying in rent). Kristepher agreed to email the news of this decision to a concerned resident, and Wendy agreed to warn residents via the list serve of their impending eviction.

#### F. Concerns for #80 (item 7)

### **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 a 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 23<sup>rd</sup>, at 6:15 PM, in the LPA Office.

**Action Items:**

<b>Action</b>	<b>decision</b>	<b>Initiator/ Requester</b>	<b>Due Date</b>
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.			