

Homeowners of Laurel Park Executive Committee

Meeting Date:	August 20 th , 2012, 6:15PM
Meeting Location:	LPA Office
In Attendance:	Wendy Kane, President Tryna Hope, Vice-President Louis Hasbrouck, Financial Officer Kristopher Severy, Clerk David Baker, Member-At-Large Fred Cohen, Member-At-Large Michael Pancione, Property Manager Ani Rivera, #74 Chris Donovan, #87
Next Meeting:	September 10 th , 6:15 PM, LPA Office

Agenda:

1. New Business from homeowners

A. Construction on #77 (item 1)

Louis offered to remind #77 of the necessity of confining construction to within the unit's footprint, and Wendy offered to call with a similar reminder. It was reported that a car cab near the unit had been removed by Pancione, and an unregistered car nearby had also been removed.

B. Work on #87 (item 2)

#87 submitted plans to replace rotting sills under that unit. He reports that no dumpster will be needed for this work, and plans to finish before the cold weather sets in. Provided a copy of the building permit is provided to the EC, the work is approved.

C. #77 requests time (item 7)

Though #77 requested time, they were not in attendance.

D. Jenny requests dump run (item 7)

Though a resident requested a dump run, it was found that none on the EC was inclined to organize one, largely due to expense. Tryna offered to inform the resident of the EC's decision.

E. Landscaping at #74 (item 9)

#74 submitted plans for work on that unit, including some insulating and the erection of interior walls. He offered to obtain permits for these. Questions about the separate entrance from Coles Meadow Road to that unit were nuanced. None on the EC saw it as the Park's responsibility to maintain this way of passage (though perhaps permission could be granted for homeowner maintenance), and Louis Hasbrouck offered to check with town design to see if it was a legitimate curb cut.

2. Committee Requests / Happenings

A. Woolly Adelgid update

Though Mr. Richardson was not present at this meeting to give an update on the Woolly Adelgid, someone reported seeing him in the Park with a representative from C. L. Frank and Co.

B. Management Vision Committee update

Wendy Kane reported that The Management Vision Committee was putting the finishing touches on a document that would soon be available for viewing, and which would be distributed to Homeowners in time for the Annual Meeting.

3. Property Manager

A. Painted road in front of #76

Members of the EC requested time to view a painted-yellow patch of road in front of #76 before making any decisions regarding its disputed fate.

B. Bee progress in Normal Hall

The space between the walls of Normal Hall vacated by a gaggle of bees has been repaired and filled. Any existing stragglers are bared reentry by foam insulation.

C. Normal Hall leach field problems (item 4)

Though report was made that the leach field of Normal Hall was leaking, it was discovered that the nearby water line was in fact the cause of a squishy rivulet in the area. Pancione informed the EC that it was being fixed.

D. Fence around leach field of Normal Hall (item 8)

The EC decided to discourage driving on the leach field of Normal Hall and those leach fields close to the Tabernacle as much as possible, and Kristepher offered to get in touch with LPA to help formulate new plans for vehicular approach to these structures.

E. Police report for car crash

Pancione informed the EC that a copy of the police report detailing a car crash in the Park has been forwarded to HALP's insurance company. At issue, he said, is the cost of repairing a fence, repairing damaged turf, the removal of possibly two large trees, and compensation for the value of those trees.

F. Issues at #55 update

Pancione agreed to talk with #55 regarding some issues near that unit.

G. Trees & name sign near #94 (item 12)

Pancione agreed to replace a missing name sign for #94, and Kristepher agreed to inform #94 of the plans for some trees by his unit.

H. Trees near #24 update (from last minutes)

Pancione suggested that some tree problems near #24 would not be dealt with during the next-scheduled round of tree work, but will be attended to during the next-next-scheduled round of tree work.

I. Federal payroll taxes update

Pancione reported that HALP's accountant said there are no Federal Payroll taxes to pay with regard to EC stipends.

J. Paving Simpson Street update

As the EC awaits a third quote for paving Simpson Street, and as it looks as though another winter may pass before the work can be started, Wendy made motion, and Fred seconded, that the EC maintain the street with stone when necessary, for the time being. In addition, Pancione offered to explore alternative methods for laying a water pipe beneath the planned pavement that might be less expensive than outright installation.

K. Removing HALP to LPA Office

Pancione offered to coordinate with Kate Richardson to move HALP records from the Dining Hall to the LPA Office.

4. Continued EC Business

A. Roof repair at #7

Tryna offered to email #7 and request a permit for roof work being done on that unit.

B. Update on #56

Louis offered to check on the state of #56.

C. Past due HALP fees

Louis Hasbrouck offered to meet with Michael Pancione to discuss those residents with HALP dues in arrears, and to begin preparing a budget for the 2012 Annual Budget and By-law Meeting.

5. New EC Business

A. New By-laws edition/Rules and regulations (item 3)

Wendy offered to procure the by-laws and their amendments from the 2011 Annual Meeting and complete a 2012 by-law document for this year's annual meeting.

B. LP Truck (item 6)

Prompted by a Homeowner's request, Louis offered to take HALP's truck for a drive, procuring the keys from Pancione, and possibly visit his mechanic brother for a look-see. The EC will continue to consider how the truck can be useful to HALP.

C. Plan Budget and By-Law Meeting

The Annual Budget and By-Law Meeting shall be held, according to by-law, on Saturday, September 15th, at 9AM, in Normal Hall.

D. Approve last meeting's minutes

The minutes of the previous meeting were accepted.

E. Set next meeting

The next EC meeting was set for September 10th, 6:15 PM, in the LPA Office.

Action Items:

Action	decision	Initiator/ Requester	Due Date
Louis offered to remind #77 of the necessity of confining construction to within the unit's footprint.			
Wendy offered to call to remind #77 of the necessity of confining construction to within the unit's footprint.			
Tryna offered to inform a resident of the EC's decision not to organize a dump run.			
Louis Hasbrouck offered to check with town design to see if the entrance from Coles Meadow to #74 is a legitimate curb cut.			
Kristepher offered to get in touch with LPA to suggest new plans for vehicular approach to the Tabernacle and Normal hall.			
Kristepher agreed to inform #94 of the plans for some trees by that unit.			
Tryna offered to email #7 and request a permit for roof work being done on that unit.			
Louis offered to check on the state of #56.			
Louis Hasbrouck offered to meet with Michael Pancione to discuss those residents with HALP dues in arrears, and to begin preparing a budget for the 2012 Annual Budget and By-law Meeting.			
Louis offered to take HALP's truck for a drive, procuring the keys from Pancione, and possibly visit his mechanic brother for a look-see.			
Wendy offered to procure the by-laws and their amendments from the 2011 Annual Meeting and complete a 2012 by-law document for this year's annual meeting.			

Decisions/Voting

Motions	Initiated By	Seconded By	Comments
To maintain Simpson Street with stone when necessary while planning its paving.	Wendy.	Fred.	Approved without objection.

Questions?

*These minutes are composed with brevity in mind. If you have questions regarding any of the issues set forth here, please email us at halpec@yahoo.com. You can also call me at home 413-587-8908 or email me at kristephersevery@gmail.com (I'm Kristepher at #102, Clerk to the EC).
Thank you!*