

# Homeowners of Laurel Park Executive Committee

<b>Meeting Date:</b>	September 10, 2012, 6:15 PM
<b>Meeting Location:</b>	LPA Office
<b>In Attendance:</b>	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 Greg Kline Kate Richardson
<b>Next Meeting:</b>	<b>October 1<sup>st</sup>, 6:15 PM, LPA Office</b>

## Agenda:

### 1. New Business from Homeowners

#### A. Request not to use stones on roads (item 1)

In response to a homeowner's request, the EC confirmed its intention to use stone, but not oil, when patching roads for the winter. Wendy agreed to inform the homeowner.

#### B. Chain sawing at night (item 7)

Though none knew the identity of a reported chain-sawing night vigilante, the EC sought to remind Homeowners of quiet time, shhhhhhh, observed after 6PM, and considered this note in the minutes sufficient to remind.

#### C. Septic plans for #43

None on the EC recall officially receiving plans for septic work to be performed on #43, though many recall having seen them. Wendy will attempt to obtain a copy from #43, and Mr. Baker will check the files to see if one is already there.

#### D. Construction at #77 update

No news regarding construction on #77. Wendy offered to check with them about future plans.

### 2. Committee Requests / Happenings

#### A. Driving on leach fields around the Tabernacle (item 3)

Sufficient plans were made to approach the Tabernacle by vehicle that will ensure no leach fields are driven upon.

#### B. Winter operation of Normal Hall (item 8)

Kate Richardson presented LPA's wish to operate Normal Hall throughout the winter, said LPA would pay all utilities, and requested LPA be charged no rent (a slight change from LPA

previous position that it should be charged \$50 monthly). Further discussion is expected at the HALP Annual Meeting with Homeowners present.

**C. Wooly Adelgid update**

As Mr. Richardson was not present at this meeting, no news could be obtained.

**D. Management Vision Committee update**

See 4 below.

**3. Property Manager**

**A. Past-due HALP fees update**

Louis Hasbrouck and Michael Pancione updated the EC on the now-effected plan offering those residents who are past-due on HALP fees a 24 month payment plan to become current.

**B. Painted pavement patch near #76 (item 5)**

For its perceived safety benefits, Louis Hasbrouck made motion to keep the painted yellow stripe that crosses the road outside #76. 4 voted in favor, 1 opposed, and 1 abstained.

**C. Leak in Dining Hall update**

Pancione reported a leak in the roof of the Dining Hall had been patched. Louis Hasbrouck ventured that the roofer who recently replaced the Dining Hall's roof ought to be liable for the repair. Pancione said he'd gather information to allow this assessment to be made.

**D. Car Crash in Park**

Pancione reported that HALP's insurance company said a court date has been set for the driver who allegedly crashed onto Park property, and that restitution is being sought for damage.

**E. Issues at #55 update**

Pancione reported meeting with #55 to offer assistance during the tree work.

**F. Paving Simpson Street update**

Pancione reported a contractor coming from Boston to give a quote on the paving of Simpson Street. If obtained, this will be HALP's third quote for the job.

**G. Removal of HALP to LPA Office**

Pancione will try again to coordinate with Kate Richardson to remove the contents of the HALP Office (in the Dining Hall) to the LPA Office; all hope the task can be done by the end of October.

**H. Other things discussed**

Pancione offered a brief update on the affairs of Normal Hall, saying the gutters had been cleaned and that the roof is being checked for leaks; he said another update will be forthcoming at the next meeting.

#### **4. Concerned Citizens' report (item 6)**

The Management Vision Committee has completed a draft document outlining Park property-management needs and formulating criterion by which such can be judged. Greg Kline and Kate Richardson presented some information they had gathered to the EC on other management companies, and Wendy took them on behalf of the Management Vision Committee.

#### **5. Continued EC Business**

##### **A. Firewood policy (item 4)**

Seeing the recent bout of tree work in the Park, a resident asked whether it would have been possible to obtain some of the wood for burning. It was pointed out at the meeting, however, that the EC obtained such generous terms for the work by allowing the company to remove the wood they cut.

##### **B. Mention of Payroll taxes in July 23<sup>rd</sup> minutes**

The EC agreed to put this note in the minutes, pointing out that on the July 23<sup>rd</sup> meeting Pancione informed the EC that HALP owed payroll taxes, and that those taxes were paid.

##### **C. Legitimacy of Curb Cut near #74**

Louis Hasbrouck's research led to the conclusion that the small way into the Park from #74 to Coles Meadow is not, and cannot be used as, an entrance to the Park. Krisepher agreed to inform #74 of this.

##### **D. Roof repair at #7 update (Tryna)**

Tryna Hope said #7 has applied for a permit to perform roof work at the unit, and she offered to remind #7 to get a copy to the EC.

##### **E. Update of #56 (Louis)**

Louis Hasbrouck reported that the condition of #56 is sound; Tryna offered to inform those who asked of his opinion. However, Wendy offered to contact #56 regarding a distending gutter on that unit.

##### **F. New By-Laws edition/Rules and regulations (Wendy)**

3 proposed by-laws were discussed. Tryna presented Kristepher with a copy of the Rules and Regulations booklet, and it was decided that a new by-laws edition would be created after the Annual Meeting.

#### **6. New EC Business**

##### **A. Louis' truck experience**

When hearing about Louis' intention to look at HALP's truck, a homeowner wrote to ask what Louis' experience with trucks might be. Louis reported to the EC that he is a certified truck mechanic, and Kristepher agreed to inform the resident who requested the information.

##### **B. Amend 1. Other things discussed. from July 23<sup>rd</sup>, 2012**

Kristepher made motion to amend the sentence in 1. Other things discussed. in the July 23<sup>rd</sup>, 2012 minutes that reads:

Also, Wendy agreed to email #85 regarding some property in the Dining Hall.

to the following:

Also, Wendy agreed to email #85 regarding some property in the Dining Hall that was left over the SU tag sale.

The motion carried without objection.

### **C. Courtesy Rules**

A copy of the Courtesy Rules was presented to Kristepher as he requested.

### **D. Grant to do work in the Park (Mr. Baker)**

Mr. Baker told the EC that HALP and LPA should apply for block grants, and that HALP ought to do so in concurrence with achieving low-income housing status. Others present welcomed the suggestion, and offered to think about it.

### **E. Prepare for Budget and By-law Meeting**

Louis Hasbrouck and Michael Pancione agreed to work together to make a budget to present at the Budget and By-law Meeting, and Louis offered to tinker with the categories to make them more intelligible.

### **F. Approve last meeting's minutes**

Without objection the minutes from the previous meeting were approved.

### **G. Set next meeting**

The next meeting was set for October 1<sup>st</sup>, 2012, at 6:15 PM, in the LPA Office.

### **Decisions/Voting**

<b>Motions</b>	<b>Initiated By</b>	<b>Seconded By</b>	<b>Comments</b>
To keep the yellow stripe on the road outside #76.	Louis		4 in favor, 1 opposed, 1 abstaining

### **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!*