

Homeowners at Laurel Park

Approved Minutes of EC Meeting April 20, 2015

Attending: K. Severy, W. Kane, L. Hasbrouck, D. Baker, T. Hope, F. Cohen, J. Brown, M. Pancione, Wendy and Tom Tatro (#9)

Public session (New business from homeowners):

- #9: Discussion regarding the nature of a metal barrier to be mounted on wall at parking lot at #9. Owners to send drawing. K. Severy makes clear “there cannot be fences in the park.”
- Concern raised about rotting storage unit at unoccupied #111 as possible hazard.

Moved by L. Hasbrouck, **seconded** by F. Cohen and **passed** without dissent: Since the lease for the shed has expired and since leases for sheds are no longer allowed, new owners will be required to remove the shed as a condition of HALP sign off for sale. K. Severy to identify and contact realtor to notify of vote. .

Property Manager Report

- **Snow removal:** Review of costs: \$30,900.18 year to date, some \$3,000 over budgeted \$27,833 with November/ December 2015 still to come.
- **Foreclosure property:** M. Pancione reports that former owner has continued to pay HALP fees. F. Cohen moves, is seconded and **Motion passed** unanimously to send registered letter to former homeowner with amount of fees paid (over and above what owner FSB has paid) returned.
- **Road repair:** Three estimates being sought for repair of six sections of road as prioritized (not including pothole repairs) from Theroux, Karl’s Excavating and Taylor Davis. L. Hasbrouck recommends additional bid be sought from Randy Baker Excavating/ Bob Wade. No amounts given. No action taken. No date set.
- **Budget Report:** no discussion.
- **Tree work planned:** 5 large trees to be removed by Edwards Tree Service beginning May 1. Three to be trimmed. This covers all requests for tree work currently on the work list.
- **Fees in arrears:** (1) Pancione requests that EC put in writing how to handle “extra month charge” stemming from change made several years ago in annual deadlines for fee payments from Jan. 31 to Dec. 31. ***** (2) Pancione delivered documents from attorney for #94 that require EC “legal committee” to respond to interrogatories and produce relevant documents. EC has 30 days to respond. *****(3). LPA has paid some on \$3,226.04 due, balance of \$1,968 due. *****(4) **Motion passed** Treasurer to

send letters to units that owe > \$1,000 in back fees. **** (5). **Motion passed** to send 2 cases to attorney for action.

- **Spring clean-up plan:** Leaf pile pick-up will be every Monday for the next 5 weeks. ***See manager's report regarding landscaping contract with Johndrow. No action recorded. ****JR Sweeping to do street sweeping. Pancione crew to sweep sand from road edges to center. No date set.
- **New mailboxes and alterations to P.O. Shelter:** **Motion passed** to have Pancione reconstruct bulletin board at east end of shelter structure . Board reviewed poor communication by P.O. on replacement of mailboxes and dismantling of bulletin boards. P.O. apparently had made call to Pancione ahead of work being done. K. Severy had written Postmaster with eight questions and a request that he attend board meeting to review what took place. Consensus of board is not to pursue the matter further.
- **Building inspection reports** for 1 A & B, Normal Hall and Dining Hall delivered to board.
- **Mosquito** dunks distributed.
- **Sand barrels removed**

Schedule next meeting: May 18 @ 6:15 PM

Old business

- **Water issues:** HALP monitoring of meters. (Meter for #33, #43 was to be checked for possible water loss) : #33 and #43 had frozen water lines for 6 weeks. No discussion of HALP undertaking own regular meter checks.
- **Broken sign** at Coles Meadow Rd. entrance: N/A
- **Review state of Dining Hall:** Systems turned on. (See report).
- **Request to remove apple tree** between #42 and #43: Tree to be kept but trimmed.
- #26: Request to address problems with **parking lot** between #26 and #25: Flooding is issue. Treasurer indicates there are no funds available now to address issue.
- Property chair reports that she has been in touch with HALP attorney concerning a question the EC has raised about the possibility of instituting a **procedure for allowing steps and landings** that comply with city building code to be added to units without necessity of an easement.

New business

- Complaint received regarding RV parked in Springfield Street lot: Citing 11.8.10 in By-laws, EC **Voted** to send letter to owner requesting vehicle be relocated. Consensus that 11.8.10 should be re-visited at annual meeting.
- Concerns about non-allowed apartment at #67 recently advertised by Realtors as “mother-in-law” apartment : Board citing by-law 1.9, board **VOTED** 6-0-1 to have president write a letter to Realtor with copy to owners explaining that rental apartments are not allowed in LP and also to send a letter to the owners with a copy to Realtors that a fine will levied within one week unless they can establish that the designated space in the unit does not have facilities for independent living.
- **Orientation Report:** #115 has been sold. No contact with new owners.
- **Rockridge Expansion:** minimal impact on LP.