

Homeowners at Laurel Park

Minutes for EC Meeting May 18, 2015

Attending: K. Severy, W. Kane, J. Brown, F. Cohen, L. Hasbrouck, M. Pancione, D. Baker, homeowner (#77)

Public session (New business from homeowners):

- #77 homeowner reads statement of concern about EC response to the parking of an RV in the Springfield Street lot. K. Severy reads e-mail sent by owner of RV (#76). Board members refer #77 to vote taken at last meeting asking owner of RV to relocate RV and to revisit by-law 11.8.10 as it appears to be confusing. Clerk to send letter to owner of RV.

Committee requests: Happenings

- LPA summer activities: Newly named Laurel Park Arts, now with non-resident board members and staff members and staff, has announced programming for summer, 2015.

Motion passed to have K. Severy LPA board requesting a copy of by-laws, a certificate of insurance, a timeline for repayment of funds fronted by HALP to help LPA meet expenses, and a narrative of activities planned for the summer..

Property Manager Report

- **Road repair:** Randy Baker Excavating has been contracted to do road repair at three of six locations previously identified. Option to continue contract, based on performance, to add three remaining identified sites. Work to begin in about 2 weeks.
- **Street sweeping:** Pancione recommends cancel contracted street sweeping as sand is minimal. Pancione staff to do spot sweeping.
- **Bulletin Board:** Newly installed at P.O. boxes. To have Celotex cushion surface added.
- **Budget Report:** Distributed
- **Fees in arrears:** Warning letters have not been sent. **Motion** by W. Kane **approved** to send "demand" letter to any homeowner more than 6 months due on fee payments, to be followed with a letter of delinquency from the attorney at cost of \$380 to recipient if there is no response. Pancione to provide templates for letters. Discussed: #94, in hands of atty. Melnick. EC has sent documents requested. #107 has requested forgiveness on \$350. It was noted that attorney's fees cannot be waived. #83: Some fees have been paid both by current (Florence Savings Bank) and former owner. Where appropriate, checks to be returned to former owner. #111: apparently

question whether former owner or current owners, reportedly Champion Mortgage and Nation Star Mortgage in Seattle, are liable. No action recorded.

- **Spring clean-up:** Completed.
- **Mosquito prevention update:** New dunks ordered from “Spalding Labs: 180 of “427.03. Second round applied 5.15. Will be continued monthly.
- **Tree work:** Completed: Cost \$6,960.
- **Water metering:** HALP monitoring of meters: Training up volunteers to do monthly meter checks as early warning system for leaks would be major undertaking. It would require DPW to provide baseline monthly usage figures for all meters, just to start with. Currently city DPW checks meters quarterly.
- **Broken sign** at Coles Meadow Rd entrance: fixed with metal sign.
- **Normal Hall:** Inspected by city inspector. Fire extinguishers serviced.
- **Fire extinguishers:** inspected and/or added at dining hall, LPA office, maintenance buildings, and P.O. building. Total cost \$537.
- **New propane tank at P.O.** building to be installed.
- **Outside public water service** on Northampton lot has persistent leak. No action recorded.

Schedule next meeting: June 29 @ 6:15 P.M

Approve 3/16/15 minutes: Done.

Old business

- **Safety barrier at #9: Accept** Receipt of letter from owners of #9 agreeing to pay for installation of barrier at parking area. Owners expected to submit plans for a barrier.
- Snow removal costs for #83: M. Pancione in conversation with FSB.
- **Procedure to allow steps and landings without easement: progress report:** Atty. E. Etheridge reports that easements are required for steps/landings improved to insure they meet city code for safe egress. Discussion continued on how to efficiently record easements on individual deeds and master deed so as to avoid expense of repeated amendments of master deed. Essential problem is that there are many houses in LP without code compliant steps and landing, according to L Hasbrouck.
- M. Pancione request for **procedure in writing to deal with “extra month charge”** dating from adjustment from several years ago when annual meeting decided to align fee payment schedule with HALP fiscal year (Jan-December). Discussion. Tabled.

New business

- Orientation Report: It appears that buyers have not always been notified that orientation is required before M. Pancione can “sign off” on real-estate transaction. It appears that buyers of #69 and #67 have not been oriented. Nor has #115. W. Kane to send reminder to homeowners through listserve. **No vote recorded.**
- **Special plowing and shoveling services and other accommodations for handicapped.** Question from #69. Dedicated handicapped parking spaces are plowed by HALP. HALP does not provide shoveling from parking area to door. Related questions from #69 regarding railing for steps and possible parking on patio discussed. The board would entertain request for railing. Parking on patio thought to be ill advised. Note made that owner of #69 has been previously advised that Heading Avenue may be discontinued as a park road.
- #100 noise issue with #99: K. Severy spoke with owner who said he would deal with unwanted noise. House being occupied by family members.
- **Laurel Park Website:** K. Severy has incurred cost of \$25 set-up and \$10 per months and requests reimbursement.
- **Dining Hall stuff:** W. Kane to notify homeowners that anything of theirs left in dining hall will be put into tag sale if not removed.
- **Electrical wire concerns:** loose electric wire hanging from pole by hydrant at Simpson and “Clark.” M. Pancione thinks it is cable. There also is a precarious structure holding wire going from pole to #115. That is a temporary rig to allow trucks in for work being done on #114.
- **Liability insurance coverage:** needs to be increased?: M. Pancione says park has liability of \$1 million for each occurrence, \$2 million total, plus an umbrella over that. Sufficient by normal standards. No action.
- **#11 dog barking:** Complaint from neighbor. **Action** Letter to be sent by W. Kane to owner citing 11.8.5. No vote.
- **Signage blight:** No second for motion by W. Kane to prohibit signs advertising professional home improvement services being done in park. This would not have included real estate signs. Tabled.

