

Homeowners at Laurel Park

Draft Minutes for EC Meeting June 29, 2015

Attending: K. Severy, L. Hasbrouck, D. Baker, T. Hope, F. Cohen, J Jaffin #69 (and supporters), S. Matthews #72, C. Lessard #17,18, D. Kolowski #38, S. Craven and Liz #13

Public session (New business from homeowners):

- #69: Owner presents concepts for a railing along stone steps leading from upper parking lot down to patio and also rough plans for landscaping of patio (off Heading Ave.) to make it usable for parking especially during winter. She has estimates of cost of \$50 to \$75 per linear foot for the railing. Board requests detailed plans for both. Owner apprised that HALP not required to assist with costs as she had been led to believe it would be, as ADA requirements do not apply to single family dwellings, as per L. Hasbrouck. Owner also informed by M. Pancione that Heading Avenue is difficult to safely plow in winter so that access to patio during winter months might be perilous to impossible. Also, owner was reminded of what she apparently was told at orientation that the EC has in the past and continues now to question cost-effectiveness of keeping Heading Ave. as active road. There has been a move to make it a greenway in the past. Also, there is uncertainty whether there is a septic system belonging to #80 under the patio. That would have to be confirmed one way or the other.
- #13: concern about dead limb(s) in pine tree overhanging house. M. Pancione says it will be taken care of by the end of July in conjunction with other tree work.
- #18: Owner (#17) presents plans for work on #18: new footings and bracing of foundation; relocation of water shut-off; relocation of septic outflow pipes. Approved with following stipulations: EC to be notified by email when the excavators will be in the Park; all unit owners in the vicinity of #18 will be notified when and how long the water will be off; the work is performed or overseen by a plumber, and the name of plumber to be provided; the affected grounds be returned to their original condition; EC will hold the resident liable for any damage; all pertinent city permits be obtained. (Board members noted concern about a communal water shut-off located near the shut-off for #18; HALP maps are unclear which units are specifically affected). Separately, #17 plans to raise portion of porch roof at #18. As per By-law 11.7, design must be sent to EC for approval and posted for neighbors to view. No decision by EC.
- #38 asking for guidance on plans for new roof at #38 and demolition of #48. As to the roof, owner needs to provide the following: city building permit, whether dumpster will be involved and where it will be parked, dates of work, information to neighbors. All construction material should be kept within 15 feet of unit. As to demolition, all the above also applies, including a special demolition permit. Also a plan for the replacement of the unit within the original footprint must be submitted prior to demolition. If this plan does not precede demolition, then nothing can be built afterwards as lot is by city standards "non-conforming," as per L. Hasbrouck

Committee requests: Happenings

- Presentation on LPA summer activities and schedule by board member S. Matthews. Issues raised and addressed in May 26 e-mail from K. Severy and Kate Richardson gone over. EC asks for copy of the schedule, curriculum and insurance for the camp to be operated in the park this summer. Also, it was the consensus view of EC that food trucks in the park during Chautauqua ought to be limited to parking on the pull-off area on the east side of the road across from the Dining Hall. It was confirmed that LPA has paid overdue heating bill for Normal Hall.

Property Manager Report

- Paving: 3 of 6 areas identified as needing repair and 80 percent of potholes have been completed by Randy Baker at a cost of \$10,800. Total spent to date on road repair: \$13,923. EC **votes** to approve completion of road repairs and potholes at a cost of \$15,000. Questions regarding availability of funds. L. Hasbrouck indicated that \$40,000 had been set aside but cannot locate this figure in budget. M. Pancione said there is \$62,000 in the reserve fund and that \$5,000 has been taken from reserve to cover part of the \$10,800 with the idea that the fund would be replenished when fees come in. K. Severy requested that Pancione get 3 quotes for paving the “apron” between Coles Meadow Road and park road.
- Bulletin Board at P.O. shelter: Pancione cut part of it for safety reasons and added homesite. J. Brown expresses concern that the bulletin board blocks view of oncoming cars and thus continues to constitute a safety hazard. J.B. to meet with K. Severy to address ongoing concern about safety.
- Leaking water spigot at Northampton and Scott Ave. would be at least \$1,000 to repair. **Vote** to discontinue indefinitely.
- Fees in arrears: Monthly list reviewed by EC.
- Tree trimming: at #13 to be done by end of July. Leaning limb at #110 to be included.
- Key code: M.P. recommends that lock box codes for HALP buildings, now changed, not be shared generally. People wanting access should see property chair or board members. This stems from disappearance of key pad and lights left on in Dining Hall and long turn key for water shut off missing from #1.
- Building maintenance: extinguishers checked out and functioning in all HALP buildings. Normal Hall passed city annual inspection.
- Street sweeping: Contract cancelled as per EC vote.
- Mosquito prevention update: third round of dunks applied 6.15.15
- Tree down on road to Rockridge: removed.

Schedule next meeting: July 27, 6:15 PM

Approved 5/18/15 minutes

Old business

- Procedure to allow steps and landings without easement: Tabled.
- #76: Parking of RV in Springfield Street lot update. Issue considered “settled.” Receipt from #76 of letter from auto insurance carrier for #76 stipulates RV is “primary vehicle” for #76 during summer months. D. Baker circulates proposal for changes to by-law 11.8.10 which he will bring to annual meeting.
- M. Pancione request for procedure in writing to deal with “extra month charge”: Tabled.
- Orientation Report: New owners of #69 and #67 oriented. #67 was reminded that no independent living apartment is allowable.
- #111: Shed: Copy of letter to owners (Champion Mortgage and Nationstar Mortgage) from K. Severy requesting removal of shed reviewed.
- Wall at #9: Still waiting plans. Tabled.

New business:

- #69: No decision on requests regarding railing or parking on patio, pending receipt of detailed plans and consultation by the board with an attorney..
- Trinity Circle patio plans (KS): Tabled
- Confidentiality concern expressed by homeowner about board members talking about EC business to neighbors from homeowner: acknowledged as valid.
- Tree policy review: Policy circulated. No discussion.
- #105: Request for stream cleaning (for mosquito control) and to rotting railroad ties with exposed hardware on Northampton Street lot: Pancione will investigate ties.