

Homeowners at Laurel Park

Approved Minutes for Meeting of Aug. 24, 2015

Attending: D. Baker, K. Severy, W. Kane, L. Hasbrouck, J. Brown, F. Cohen, T. Hope, Beth Courant and Sheila Delson, #82; Kathy Whynott (#105) and Charlie Lessard (#17); Craig della Penna, M. Pancione

Public session (New business from homeowners):

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- #82 concerns re: shared waterlines with #83: Concern about line freezing when #83 might be vacated during winter. Water line within a few inches of surface in places. Hay bales and heat tape have been applied in past. M. Pancione to investigate and report back to EC.
- #105: Permission granted to contractor (#17) to excavate to lay drain pipe from #105 sump pump to catch basin in side yard. Repair based on previous interior work done.
- #17: Permission granted to reconstruct parking areas in front of #15,17,18 with grass and loam conditional on approval of a plan to be presented to EC showing how water will be kept on site and not add to pre-existing “pooling” problem on “The Circle” . L. Hasbrouck recommends “permeable pavers” be used.
- Realtor Craig della Penna says “broken” HALP website, with links that do not work, is adversely affecting sales and house prices in the park.

Committee requests: Happenings:

Property Manager Report

- Budget report: Jan through Aug. “profit and loss” shows expenses \$7,232 over budget to date. However, L. Hasbrouck says there are ample reserves including money in a 7-day CD which represents unspent funds from year(s) previous.
- Fees in arrears: 12 month payment plans to be offered to four units. Three units have been referred to atty. Melnik for collection. Bank owns #111, payment awaiting sale.. Payment at one unit expected at closing. Action on one unit delayed pending disposition of sale. Another unit to be referred ++
- +to Melnik to approach mortgage holder.
- Questions on park finances affecting bank/FHA mortgages: See L. Hasbrouck e-mail regarding budget reserves required of condos by FHA. HALP (with \$84,000) well above the threshold, according to treasurer.
- Question re: condo questionnaire prior to sale: Sparked by question from homeowner, it is explained that EC volunteers do not fill out “condominium questionnaires” required

by some mortgage holders. These questionnaires are referred to Pancione who charges \$125.

- EC discussed preparation for upcoming budget and annual meetings. L. Hasbrouck to meet with M. Pancione to prepare budget alternatives. Nominating committee identified: Sheila Rhodes-Dow and Kathy Murri. Vacancies upcoming: VP, treasurer, property chair, one at-large position. Proposed by-law changes on 11.8.10 and on 11.2.2. and 11.2.3 have been received. Proposed changes must be submitted at last 7 days prior to budget meeting (third Saturday in September).
- Road work: 6-1 (J. Brown) vote to spend roughly \$10,400 to pave “apron” between Coles Meadow Road and beginning of two roads leading into park. Hasbrouck cites availability of reserve funds. Estimate of \$10,400 received from Randy Baker. M. Pancione has tried but failed to get estimates from other companies.
- Tree work update provided by M. Pancione: Tree trimming done at #13, 105, 110. Tree trimming on tap at 8, 35, 76 and 67 discussed. Large oak near #85 to be investigated by arborist per #85 request. CL Frank to resume treatment of hemlocks for Woody Adelgid this fall.
- Gravel: Request for gravel application on Baker Street and for parking area near #6 to help relieve on street parking. M. Pancione to follow up possibly with road contractor Baker.

Schedule next meeting: Sept. 21, 2015

Approve 7/17.15 minutes: Done.

Old business:

- #18: Neighbors’ concerns about work beyond footprint and tracking of area leading to tabernacle. Investigated by V.P. No violation of footprint found.
- #111 storage shed: EC approves expenditure of several hundred dollars to remove storage shed at #111.
- #69: Report from K. Severy on meeting with attorney Jonathan Kane.
- Wall at #9: Still waiting plans.
- Bulletin Board at P.O.: No progress
- #58: letter written by W. Kane to owner to move railroad ties back from road.
- Trinity Circle patio plan: K. Severy met with M. Pancione. Plan fine. Work to start in fall.

New business:

- Orientation Report: Allison Keehn at #22 and Will Morin at #32 were oriented. #8 has renter. At #41 there are four renters and neither has been oriented. Owner is out of the

country. Wendy Kane to contact owner's father and remind him of the need for renters to be oriented or face fine of \$500.

- Real estate signage and other advertisements in the park: Consensus view that multiple "for sale" signs on lawn in front of park gate look bad and should be replaced with a single sign: "Houses for Sale," with specific #s of the cottages for sale noted at the park directory panel near the entrance at Normal Hall. Sign advertising solar energy program were removed after EC member spoke with cottage owner.
- Hanging things on trees: Concern arises from park walk-around by two EC members of multiple violations of the tree policy that prohibits nailing or screwing things in trees
- Disabled parking sign for #83: Removed
- Refuse around #66: Owner deceased. Tabled. Estate needs to be contacted before area can be cleaned up.
- Stumps and leach field signage near garden: Unsightly stumps and signs are there to protect leach field belonging to #95. J. Brown to contact owner of #95 to see if a prettier barrier could be made, and the stumps rolled away.
- Title V test at #32: no prior notification of HALP required.
- Shed near #13: Tabled until next meeting.
- Possible extra weed whacking (Tryna and Kristopher): Tabled
- HALP website upgrade: Consensus that HALP needs professional help redesigning website. L. Hasbrouck to contact Pittsfield company.
- Listserve and park directory updates: Randy Ross @ #7 has volunteered to update park telephone and e-mail directory. Alison Keehn, alisonkeehn@gmail.com, new owner at #22 has volunteered to manage. .
- #92: In response to noise complaint, owner in letter to T. Hope says no amplified music will be played after 9 PM and that he is considering further sound insulation.