

Homeowners at Laurel Park

Proposed Minutes for Meeting of Oct. 19, 2015

Attending: David Baker, Kristepher Severy, Judson brown, Jeff Martell, Fred Cohen, Michael Pancione

Public session (New business from homeowners): Community Announcements

- Harvest Pot Luck: Sunday, Oct. 25, 5-7 PM. Normal Hall.

Property Manager Report

- Fall clean-up schedule: Leaf pick-up Mondays and Thursdays. General pick-up will await falling of most leaves.
- Budget report: M Pancione reports that accounts were \$10,447 overdrawn, but that amount is by and large offset by surplus in building rentals/maintenance?? **(Please advise if this accurate. jbb)**
- #94: Suit by HALP for unpaid fines going to court, according to M. Pancione. K. Severy to follow up with Atty. Melnick.
- Fees in arrears: See Customer Balance Summary from M. Pancione.
- Tree work: Work to be done next week. Tree at #85 to be checked out.
- Paving/gravel updates: Coles Meadow entrance done. Baker Street, #6 not done. Working on “feathering” where there is drop-off from new paving. M. Pancione says most road “trouble spots” have been repaired. No. Warren and triangle at intersection of The Circle and Baker street identified as needing work.
- Winterization: Gates and Garden water lines disconnected, Dining Hall winterized, Normal Hall to be winterized Nov. 2
- Speed bumps: Tabled to next meeting

Schedule next meeting: Nov. 16, 6:15 AM

Approve 9/21/15 minutes: Done

Old business

- #105: Drawings received from Charlie Lessard (Everything You Need, #17) for excavation to lay drain pipe from sump pump to catch basin in side yard. Tabled until C. Lessard can come to board to explain drawings. (Footnote: work approved at August meeting.)
- #67: Drawing on photograph by C. Lessard describing handrail approved.
- Wall at #9: Letter in process from W. Kane.

- Bulletin Board at P.O.: Approved relocation of BB to east end of PO structure.
- Refuse around #66: Contact with estate? N/A
- Stumps and leach field signage near garden: JB reports conversation with T. Pandolf, \$#95. There are about six leach fields in the grassy area, according to TP, so these need to be protected. Alternative fencing to be explored by JB with Pandolf, Pancione.
- Park directory updates: NA
- Website: J. Martell says a static site can be had through Go Daddy. Need a site where multiple people can update it; try to avoid ongoing fee for site maintenance.
- Blue swing: Hasbrouck contact with carpenters: NA
- #69: Follow-up to question of new steps and railing from parking lot and possible reconfiguration of patio to accommodate parking of a car. As per e-mail from K. Severy to #69 following the last meeting, #69 was to contact city Board of Health regarding status of septic tank belonging to #80 supposedly located under patio, former VP T. Hope was to contact owners of #80 and the board was to seek engineering advice on the patio. Randy Baker was to be approached to review site and offer opinion. Not done. Pancione to follow up with Baker. M. Pancione expresses opinion that to make a parking area where the patio is would be inadvisable from snow-plowing and safety point of view. K Severy reports that owners of #80 (Zgrodnick) have confirmed existence of (discontinued) septic tank under. They apparently were not happy when field stone for the patio was placed there. Board being advised by attorney Jonathan Kane on the matter.
- Park directory update: NA

New business

- Partial minutes of annual meeting distributed.
- Appoint Financial Chair: Tabled
- Monitoring **laurelparkEC** e-mail going forward: KS to do in short term.
- Orientation Report: #41 all oriented? NA
- Requests for RV/trailer parking (as per by-law change at annual meeting): Request from #67 for one of 4 spaces for RV parking approved. #76 to park RV in woods by #75 where RV has been parked in past. J. Martell questions EC designating parking areas that are adjacent to units. Question raised about trailers currently parked in barn/dumpster area some of which land reportedly belongs to Rockridge. K. Severy to contact #65 re trailer(s) parked there.