

# Homeowners at Laurel Park

## Draft Minutes for Jan. 18, 2016

**Attending:** David Baker, Judson Brown, Kristopher Severy, Kathy Murri, Wendy Kane, Mike Pancione, Fred Cohen

### Public Session: +

- #65 had questions regarding arbor vitae planted by former owner alongside of #64. HALP will cut the bushes but not remove roots which may have impact on foundation of #65. W. Kane to contact #64. M. Pancione to investigate.

### Property Manager Report

- Accountant doing two year review of books. Cost \$1,800. Whitterly and Helmsley the firm.
- Budget report
  - Continuation of discussion of priorities for spending in the budget category of "Improvements." – Tabled until next meeting
- Fees in arrears: #66: seeking payment from estate. There has been no response from sisters. Melnick to contact Wells Fargo to move towards foreclosure; #38: W. Kane to follow up; #107: Letter to be sent stating 30 days to make payment or tenants to be evicted.
- #94 legal update: Court date Jan. 26
- Flooding at #66: basement pumped out after broken pipe. Still is seepage. Expenses (few hundred dollars) billed to estate. Continuing to pump and monitor.
- #9: Estimate for safety rail: M. Pancione investigating round pipe railing, chest high.
- #43: Leak repair: Pancione repaired. Bleeder line burst. Hand dug old curb stop. New one put in.

**Schedule next meeting: Feb. 8, 2016**

**Approve 2/14? 15 minutes: Done**

### Old business

- #59 drawings for window/well: K. Severy met with Scott King at King and Cushman. Owner needs to acquire easement. D. Baker reviews easement policy: owner must pay for survey of new structure; pay legal costs to record easement at Registry; payment to HALP to cover costs of amending Master Deed.

- Easement guidelines: D. Baker distributes.
- Website: Kathy Murri to get quote.
- #69 rail/ construction: K. Severy follow: KS. met with atty. Jonathan King. Rail built without approval from HALP. HALP needs as-built drawing. Owner also using patio for parking against better judgment of HALP and without approval. K. Severy to write letter informing owner that she has violated HALP procedures.
- Heavy equipment in circle: Notification to #18
- #41 rental: No action.

## **New business**

- Renting calendar: Seeking calendar and orientation packets from office of late VP Jeff Martell. Will contact family.
- Appointing VP. Orientation duties: Notice to go out on Listserve and put up on bulletin board.
- Orientation Report: #53, forms signed: N/A
- Printing new by-laws: Everyone on Listserve will be mailed electronic version. Notice that those wanting print version should contact EC.
- #32: W. Kane to notify owners on requirement regarding debris mess around house.
- Concern raised by Fred Cohen regarding posting of offensive messages.