

**HOMEOWNERS AT LAUREL PARK  
EC MEETING, 1/23/2017**

<b>Homeowners of Laurel Park Executive Committee</b>	
<b>Date/location:</b>	1/23/17
<b>In Attendance:</b>	Kris Severy, Tryna Hope, Wendy Kane, Kathy Murri, Elizabeth Nett, Thom Harman and Shivani Kleinerman
<b>Next Meeting:</b>	3/6/17

**MINUTES:**

**1. New Business from Homeowners**

- \* **#80** (doing work on roof of mother's cottage. He is getting permit. Needs insurance binder and will provide. Also, projected start and end dates for Kris. **VOTE:** Taken on roof work for #80 ("Approve roof work and repair is contingent on meeting requests for reasonable start and end date and insurance binder.") Motion by Wendy Kane carried.
- \* **#99**, owner not present (upset about two fines for two dog off leash incidents): Discussed. Last meeting's minutes were unclear. Agreement to reduce fine. Owner agreed not to let happen again.

**2. Property Manager Report**

- \* **Budget:** Reviewed and discussed.
- \* **Fees in Arrears:** Reviewed and discussed.
- \* **Infrastructure Work Update:** Mike Pancione not present so tabled.
- \* **Tree Work (#96 - one branch on one tree that was requested to be trimmed was not, why not?):** Table until Mike returns. Wendy will call owner.
- \* **Tree Work (#97 - owner did not feel enough notice was given for the tree work on 1/16 which caused several inconveniences and car was blocked - suggests a notice go up on bulletin board and list serve):** Discussed. It was done by the electric company and not enough notice was provided to HALP. It was on list serve. Such things can be put on Bulletin Board

when notice given.

\* **Salt and Sand in Winter** (when to do , cost high, control amounts of salt?, liability re: plowing

company and LP): Discussed. Kris and Wendy spoke with Mike

Pancione. Pancione was asked

to put less salt in the sand mix (bothering dog paws). Important to do enough. Pancione workers

have been asked to hand sand difficult spots.

\* **#13** (recent drainage work concerns - Mike was going to check and update EC): Table.

### **3. Orientations:**

\***75**: Tryna oriented new owner.

### **4. Property Chair Update:**

\* **#34 - (Debris)**: A letter was sent and owner is promising that friends will come and get debris.

\* **#114 (Debris)**: “Whatever You Need” picked up the debris and removed from LP.

\* **#49 (debris)**: Some improvement noted.

\* **#66 (debris)**: Got complaint about debris around house Discussion held. Bank owns house and

they are liable. More discussion when Mike Pancione is at the next meeting (i.e. costs of LP

removing stuff, costs of tearing house down, etc). Brought up that #65 owner has never billed LP for

use of her electricity use post pipes bursting. Wendy will communicate with her again about this.

### **5. Approval of Minutes, 12/5/16:** Reviewed and approved.

\* **Note/correction 11/17/16 Minutes:** Following correction is noted for 11/17/16 minutes:

“#85 - problem with the Linden Tree is that the branches are growing into the utility wires, not that branches are on the roof as stated in the minutes).

\* **Review and Discuss Executive Session Minutes** (style and format): Discussed.

### **6. Old EC Business**

\* **Shed Guidelines (size and material):** Discussed history of issue. Tabled for further discussion.

- \* **#107** (truck parking issues): Resolved verbally but truck has not been moved. Will be brought to owner's attention again.
- \* **#79** (old, inoperable car): Discussed. Two letters have been sent. Another one will be sent informing of daily fine if owners don't respond to letter.
- \* **FHA Certification, including VA certification:** Kathy Murri reported that Todd Barron at Applied Mortgage said he will do it for LP and he was given the information he needed. Kathy will do work on VA certification after we get FHA Certification.
- \* **Legal Counsel for LP:** Discussion held re #94 owner who built beyond foot print. Fines have accumulated and issue (fines and building beyond footprint) is with lawyers and the courts. Discussed. Kris is working with lawyers. EC voted to allow the lawyers to file an appearance and sending a letter notifying the owner of reinstating the case. If no reply in a set period of time, two weeks, voted to authorize the lawyer to reinstate the case as not legally settled.
- \* **Review of Contracts (need sub-committee to review LP contracts):** Table
- \* **Social Union Charter:** Elizabeth Nett has not been able to find it and will write to owner of #87 re that can't be found and request any other information she may have.
- \* **Tree Policy for LP, to include canopy:** Discussed whether or not to have a tree policy for LP. Kris will follow up and discuss with the companies, i.e. CL Frank, who do tree work in the park.

## 7. New EC Business

- \* **#98 (pine tree growing toward roof and digging into it):** Table until Mike is at meeting.
- \* **#20 (repairs needed to chapel with estimate of \$350):** Table until there is more information.
- \* **LPA (history initiative for Laurel Park; group wants to start with photos in the dining hall and wants to use the Dining Hall Office; want to know if heat can be used and whether propane was delivered or whether a space heater can be used):** Tabled until Mike Pancione is at next meeting.
- \* **Social Union bill (Kris has it and will give to Mike P):** Table and give to Mike P at next

meeting.

\* **Use of Dining Hall by the Kids (peoples' stuff is stored there but at own risk; if kids are using a system is needed for access, etc):** Discussed including fact that bathrooms are not operational, questions of people storing stuff there at own risk, whether office is locked, etc. Tabled until Mike is at next meeting. Policy will be needed.

\* **By-law registration:** Time arranged for Kris, Kathy and Shivani to go to Florence Bank and sign.

\* **Large wooden swing benches:** Tabled.

\* **?Moderator for List-Serve:** Discussion held but no decision on a moderator made. Question whether Allyson is adding names. Discussion held on need to update address/email list as it has not been updated in a while. Tryna sent new owner names to Randy and she updates.

\* **#14 (Building permit from EC - door replacement, attic insulation - contractor has one from town for work in mid-February):** Discussed and done.

\* **Car speeding in and out of the back entrance of the park (pictures taken of rear so identifiable as not one of LP residents - will try to get license plate):** Discussed with no resolution and more information is needed.

\* **Fed Ex trucks observed speeding:** Fed Ex office will be called.

\* **#92 (noise complaint re: music and drums):** Discussed. Elizabeth Nett will get more information on dates and times.

\* **Russ Baca's House (complaint re: piled up "junk," i.e. washing machine, etc):** Discussed and tabled until Mike Pancione is at the next meeting (in foreclosure - who pays for clean up or covering item).

**EC went into and out of Executive Session.**

## Questions?

*These minutes are composed with brevity in mind. If you have questions regarding any of the issues set forth here, please email us at laurelparkec@gmail.com. Thank you!*

