

Homeowners at Laurel Park

Approved Minutes for June 27, 2016

Attending: J. Hudson, # 47. T. Herman, #17,18; E. Dines, #96; W. Tataro and C. Tataro, M. Pancione, K. Severy, J. Brown, D. Baker, W. Kane, K. Murri, F. Cohen, L. Holliday

Public Session:

J. Hudson reported on his having lost potential buyers who could not get FHA approval of mortgages from banks who cited the fact that the HALP condominium is not FHA certified. A potential buyer further was discouraged when it was found that newly revised by-laws had not yet been registered with the Registrar of Deeds. Pancione cited legal opinion stating that blanket FHA approval is not required for a condominium such as LP with free-standing units but that in such situations "spot approval" is sufficient. He will forward opinion to Mr. Hudson. Meanwhile, EC finalizing official signatures for registration of by-laws.

T. Herman offered critique of board for erroneously citing potential violations relating to renovation of #18 on two occasions and for requiring an orientation before permitting a sign board change. M. Pancione to expedite sign.

W. Tataro offered criticism of board's handling of the issue of a fence that for liability reasons the board was required to mandate to minimize hazard and liability exposure relating to homeowner's unauthorized construction of a wall. Homeowner also urged that construction of protective fence begin as soon as possible. Board members cited extraordinary efforts, including extensive legal work, which the board was required to make in response to the unauthorized work.

E. Dines also mentioned a purported mis-call by the board when temporary scaffolding was interpreted as building outside the footprint. She also expressed concern about speeding in the park and dangerous congestion of automobiles at P.O. boxes.

Property Manager Report

- **Fees in arrears:** Reviewed in executive session. M. Pancione reports that fees in arrears are markedly down from several years ago.
- **Infrastructure improvements schedule and related issues:** Paving of North Warren will be first, followed by work on the Triangle drainage, catch basin at #113 and regrading between #112 and #113, and grading and TRG application on Baker Street. In response to complaint from #45 about water pooling on Northampton Street, board approved a patch/ "shimming" of depressed area. Board tabled discussion of ponding on exit road above #117. Grading of dumpster area not moved.
- **Porch roof at PO:** Further bids not yet in.

- **Spring clean-up update:** Leaf pile pick-up going well, per Pancione. Weeds near #5 taken care of.
- **Mowing concerns:** request from #105 to mow field south of unit being passed on to mowing crew. Bill Metzger at Jhondrow also has been reminded by Pancione office to mow near #13, #5 and #40.
- **Water key update:** There is a water key under lock in library. Call Pancione for code to access. Pancione to provide PC chair W. Kane with back-up water key.
- **Speed bumps:** Plastic speed bumps have been placed out at various locations in the park as in the past. EC would prefer rubber speed bumps which are quieter. Request from #14 for quieter speed bumps included in packet. Pancione asked to replace plastic with rubber speed bumps. Location of rubber speed bumps currently unknown. Request from #95 for speed bumps just before mail boxes and at the intersection of exit road Asbury Ave and turn off to barns not acted on, nor was request from #96 for speed bump between #95 and #96. Consideration of permanent paved humps as suggested by #95 taken under consideration.
- **#79 Drainage concerns:** Planned paving of North Warren should take care of run-off from road above #79. Pancione investigated and found water run-off from unit roof into ditch behind house may be aggravating the matter.
- **Tree down at #117:** Request to clean-up parts of fallen tree near house approved.
- **Unkempt red barn area:** Complaint from #117. To be policed by Pancione.
- **Parkwide treework:** Pancione walked park with Edwards Tree Service. Two large trees in upper park near Coles Meadow Road entrance now tied with blue ribbons to be removed. Dead wood in many trees to be trimmed out. Pine tree that had dent in it near #100 not considered candidate for removal. Linden tree on Springfield near #85 does not need trim, according to Pancione. Mt. Ash at #68 to be added to Edwards list for topping. **W. Kane to post tree work list to park listserve.**
- **Shed at #105:** Estimate for removal: \$1200. Board approves removal on Aug. 15 or thereafter. Homeowner expressed wish to preserve some of the shed. Pancione said it would be greatly more costly to save half than to demolish all.

Schedule next meeting: July 18, 2016 at 6:15 PM

Approve 5/23/16 Minutes: Approved

Old business

- **#64/#65 arbor vitae removal:** Done.

- **#114:** Structure (wood box) outside footprint. Owner to be notified that a carpentered (nailed) structure outside of footprint not permissible according to EC guidelines and this structure must be removed.
- **Tree policy review/revision:** Tabled.
- **#94 legal update:** Executive session regarding communication from P. Melnick in e-mail dated June 27.. W. Kane and K. Murri and possibly K. Severy to meet face to face with atty Pat Melnick to clarify agreement worked out by Melnick with homeowner apparently without EC authorization.
- **Mosquito control:** Recommendation from #85 that LP tie in with city mosquito larvae control and surveillance program as described in a Gazette article included in packet but not discussed at meeting. W. Kane followed up with Minuteman on their decision not to spray due to calls from a half dozen homeowners opposed to spraying and company's fear of possible litigation.

New business

- **Orientation:** Jean Litinsky (sp?) at #37, Patricia Bell at #111, Nona Hatay at #107 and Dan Drollette at #62. all oriented, according to L. Holliday. #105 had been done earlier..
- **#53:** Dog poop complaint made.
- **Scheduling at Dining Hall:** K. Severy to acquire calendar for scheduling events. Suggestion from K. Murri to establish Google calendar on website not moved as K. Severy indicated it would cost too much to have site manager do the work.
- **Request to clear saplings** at "Barb Wyman Way" behind #100 approved. Saplings = < one inch diameter.
- **Glider swings:** #5 has requested that HALP replace two dilapidated four-person glider swings. Pancione to look into repair of existing swings. Possibility floated of having LPA and Social Union pitch in if decision made to replace.
- **Cars at P.O. boxes:** Concern about congestion of cars parked in front of boxes as hazard expressed by #96. K. Severy had suggested in e-mails prior to the meeting that perhaps a sign could be created directing people to please park in pull off area on left side of exit road (Asbury) across from boxes. He also had suggested in e-mails additional speed bump closer to P.O. area. W. Kane said handicapped people such as herself need to park adjacent to boxes. Idea floated of putting handicap only sign by P.O. floated. Cars parked in pull off area during special events further complicates issue. **No motion of vote recorded by clerk.**
- **Stop sign at bottom of Haven Ave.:** As requested by #95 , approved.

- **Requests for reimbursement/paint:** #100 requests reimbursement of \$39.43 for painting flower boxes at front gate and bench. Not pre-authorized, request denied. K. Murri suggests that HALP set up beautification fund with \$100. **No vote recorded.**
- **Request from Social Union for assistance with payment for new stoves at Dining Hall:** Denied. Motion made and approved to address letter to Social Union denying request and reminding Social Union that improvements to HALP property cannot be done without prior authorization by EC. It was noted by Pancione that previous stoves were in running condition at the end of last year.
- **Concerns from Social Union about condition of Dining Hall and about security of locks** discussed. Youngsters apparently have been getting in without permission. Pancione to investigate concern about rotting sills. In e-mails prior to meeting, K. Severy had relayed Social Union concern about kitchen faucet leak and need to fire up hot water heater to Pancione office. As for security, what about keeping DH open? K. Severy asked. That raised questions about hazards (like sharp edged tables) and about access to the bathroom which has questionable, fragile plumbing. Comprehensive plan for Dining Hall needed, board agreed.
- **#111 buried oil tank:** New owner planning to remove buried oil tank to be reminded that before this can be done the EC must be in receipt of a formal request and proof of city permit, Dig Safe date, contractor's name and address and a certificate of insurance certification. (Board apparently was misinformed at meeting that tank removal was imminent. Day after meeting new owner informs EC that removal will be done within 120 days after closing.)
- **Trailer parking spots:** K. Severy proposes designating three spots by the truck barns across from dumpsters and one between #73,#74, #75 off West Warren. Latter already occupied. Three open. To reserve, contact laurelparkec@gmail.com
- **Excavation at #84:** EX expressed concern about possible unauthorized excavation, possibly for septic tank, at #84. This may have to do with problems that arose during recent multi-unit septic tank pump out contract. **W. Kane to investigate.**