

# Homeowners at Laurel Park

## Approved Minutes for Aug. 22, 2016

**Attending: M. Pancione,** K. Severy, W. Kane, L. Holliday, F. Cohen, D. Baker, J. Brown, K. Murri, Kathy Whynott #105, Ilia Cornier #87

### Public Session:

K. Whynott asking if it would be possible to preserve part of dilapidated shed near her cottage. She was told this is not possible as demolition has to be all or nothing and the structure is considered condemnable and a hazard. Discussion of possible amendments of by-law restricting sheds to maximum of 4 X 4 structures removable in two hours and not made using hammer and nail construction.

I. Cornier on behalf of Social Union petitions for reconsideration of vote by EC to deny payment for new stoves at Dining Hall which Social Union purchased and had installed prior to authorization by EC.

### Property Manager Report

- **Budget report:** K. Murri and M. Pancione to meet to produce draft budget for Budget and By-Law Meeting Sept. 17. **Board seemed to be in consensus that a line item ought to be added to budget for park beautification and improvement projects taken on by individuals with prior approval of EC.** Notice of meeting go out Sept. 6. Residents to be notified that Sept. 2 is deadline for submitting proposed by-law changes that they want presented by EC.
- **Fees in arrears:** Reviewed. Delinquency list in good shape, according to M. Pancione. Pancione report states that #66 going to foreclosure proceeding Sept. 16
- **Porch roof at PO:** One bid in for roughly \$12,000. Two others being sought. Most of money to come from rental account.
- **Tree Work:** List of tree work to be done at cost of \$10,700 by Edwards Tree Service approved. Roughly half of expense coming from tree trimming and tree removal line items. remainder from reserves (see HALP 7 Day CD) and Long Term Investments in Balance Sheet.
- **Road work:** North Warren Street re-paving completed for \$6,850. Next up on infrastructure improvements the triangle at intersection of Circle and Baker Street, paving and drainage, within n next three weeks. Will require detour. Notice about detour needs to be sent prior to work being done.
- **Dining Hall upkeep plan:** **Tabled. To be addressed in fall.** M. Pancione commented that the old stoves that were replaced in the dining hall were commercial/industrial grade

stoves that most likely could have been repaired. It is the understanding of EC that the advice SU received to replace stoves was based on erroneous assumption that the old stoves were residential. Vote taken not to reimburse Social Union for purchase. K. Severy to write letter that will also include request to SU to submit information packet about the Social Union to orientation chair for inclusion in orientation packet. Also, EC to add line item for homeowner-initiated beautification and improvement projects that get approval from EC . (See Budget, above.)

- **Swing update:** Old wooden swings to be removed using same “grab and snatch” equipment to be used to demolish hazardous shed at #105. EC will investigate replacing swings in spring.

## **Schedule next meeting: Sept. 19, 2016**

## **Approve 5/23/16 Minutes: Done.**

### **Old business**

- **Waiting for permits for work on #12.** Still waiting.
- **Website update.** K. Murri recommends that HALP financial statement be uploaded to website to counter rumors about EC finances.
- **#Speeding complaint:** Fine paid.
- **Trailers:** Unidentified “horse trailer” parked in dumpster area. K. Severy to contact #79 to inquire if it is theirs.
- **Tree policy:** Tabled
- **Oil tank at #111:** Owners to contact NFD to see if it needs removing.

### **New business**

- **Orientation:** #10 Mary and Constance Aipikos and #43 Alisha Parker-Martell
- **Noise violation:** EC votes \$500 fine (11.2.2) to be administered to #46 for noise ordinance violation (11.8.5) following Executive Session to discuss repeated incidents.
- **Annual Meeting:** Review of EC positions: President is concluding term. K. Severy will run again for 2-year term. Property Committee seat term ending. W. Kane, who had been appointed to position that had been vacated, agrees to run for full term. Vice

President/ Orientation: Open following appointment. L. Holliday willing to run to complete two year term. Treasurer position vacant, as position is held now by EC appointment. K. Murri agreed run to complete two-year term. At-large: One vacant (now held by D. Baker by appointment.) Clerk: Vacant.

EC agrees that Nominating Committee also should seek 3 to 5 people (as per by-laws, 3.8.2) to serve as a Property Committee to advise and assist Property Chair.