

Homeowners at Laurel Park

Draft Minutes for Sept. 19, 2016

Attending: Will Morin, #32, Emily Dines, #96, M. Pancione, J. Brown, K. Severy, . Baker, W. Kane, F. Cohen, L. Holliday, K. Murri

Public Session: Will Morin, #32, appeared with city electrical and building permits for work he is doing to upgrade basement, entirely within footprint. Board approved. Request from #12 (presented by W. Kane) for permission to park dumpster on common land for roof work. Approved.

Property Manager Report

- **Budget report:** Review of 2017 proposed budget . (See minutes of Budget and Bylaw Meeting Sept. 17) M. Pancione mentioned 6 percent increase in fees. He pointed out that snow removal account will be reduced to \$22,000 from \$30,000.
10 percent of budget total set aside for reserves as per FHA guidelines. (There were line item adjustments made in the 2016 budget mid-year to reflect the 10 percent set aside, said Pancione.) FHA “Project certification” of HALP – which would require 3 percent of total value of property, an estimated \$500,000, set aside as reserves -- is not necessary because dwellings here are single family homes insured by homeowners, said Pancione, citing Melnick opinion (See BB minutes).
\$2200 in projected rental income from Normal Hall to be scratched as LPA is the only entity renting space at Normal Hall. **K. Severy is seeking to discontinue Internet service for HALP office (for which \$1,500 is tentatively budgeted for 2017) as it does not appear service needed, but M. Pancione said the park is locked into a 2 year contract.**
On a motion by J. Brown, board voted \$500 to add a line item to the 2017 budget for a “community improvement fund” to be administered by the Social Union on its own projects or those undertaken by other residents.
- **Fees in arrears:** #109 back fees forthcoming.
- **Road work update: Drainage improvements at the Triangle** (intersection of Baker and the Circle) to start soon, as is drainage work on Asbury Ave between #111 and #116 and on Baker Street near #13.
- **Tree Work update:** Review of all tree requests, especially noting #5, #8, #41 and #68. Edwards Tree Service starts work Sept.20.
- **Shed removal at #105:** To be scheduled.

- **Repairs at PO:** Work required to shore up porch more extensive than thought. Under study.
- **Legal counsel:** Board discussed dissatisfaction with current state of legal counsel. Attorney J. Kane, who has been advising on disability matters, to be approached to do more regular advising on condominium and real estate issues. M. Pancione highly recommends Kane.

Schedule next meeting: Oct. 17, 2016

Approve 8/22/16 Minutes: Edited and Approved.

Old business

- **Website** update. Financial statements reviewed auditor being uploaded. Melnick legal opinion on FHA to be uploaded.
- **Trailers:** Unidentified “horse” trailer follow up: W. Kane to follow up with alleged owner.
- **Tree policy:** New tree policy adopted.
- **Oil tank at #111: N/A.**
- **Wood shed at #114:** Request of homeowner to reconsider order to remove structure outside footprint. K. Severy to advise homeowner participate in discussion of temporary sheds at Annual Meeting.
- **Dining Hall:** Request for tour/survey. (J. Brown to initiate with SU and M. Pancione.

New business

- **Orientation:** None.
- **Trailer parking request:** From #110, approved for parking in designated area by barns.
- **Noise complaints: Discussed in Executive Session.** Unanimous vote to fine \$500 for each of three distinct violations, one of which included vandalism at playground..
- **Bench on “Barb Wyman Way”:** M. Pancione to take care of removal of dilapidated bench.
- Request from #5 for HALP to pay for roof damage from fallen limb. HALP not liable.

- **#29 Compressor:** Exterior unit for air moving and heat administratively approved by K. Severy.
- **Review of Budget and By-law Meeting and Annual Meeting preparation: Annual Meeting is Oct. 15.** Review of proposed by-laws. Board is hoping that unit owners pressing for by-law change on storage structures will assist in helping board craft improved guidelines, rather than change by-laws. W. Kane to propose more flexible version of guidelines. Need for legal vetting of proposed by-laws discussed. Concern expressed about civility and tenor of community meetings.