

## HOMEOWNERS AT LAUREL PARK

### Draft Minutes for Oct. 17, 2016

Attending: Lynda H. #35, Wendy K. #36, Fred C. #40, Kris S. #102, Kathy M.#50, Elizabeth N. #100, Shivani K. #55, Emily H. #96, and Mike P.

**PUBLIC SESSION:** #8 owner appeared with her sister to discuss her concerns and status of an embankment with railroad ties near her house that stabilize a tree. She states that both sides of the railroad ties are buckling. She is especially concerned re: any huge ice storm and snow with melting water. Mike P from Pancione stated that he looked at the tree with the tree removal people and it isn't thought that it presents an imminent threat. It is something that will need to be done and the situation will be monitored and revisited in the Spring (going on his list of projects).

Owner #87 appeared on behalf of the Social Union. She requested a copy of the Social Union Charter which Mike P and Kris S will look for and a copy made for Social Union. Date scheduled for a walk through of the Dining Hall on 10/26 at 8AM a walk through with Mike P and Kris S. Concerns re: dining hall are the knee wall in the kitchen. Discussion held on system for making money available for use of Social Union (per passage of budget at Annual Meeting). This will be discussed at the next meeting of the EC.

### PROPERTY MANAGER REPORT:

- \* **Budget:** Nothing unusual to report as Annual Meeting was two days ago (10/15).

- \* **Fees in arrears:** List reviewed with status given by Mike P on collections.

Improvement noted in

arrears in condo fees at LP. However, some fees are in collection with lawyer and payments being

arranged # house (fees in arrears) in bank possession has not been auctioned yet.

- \* **Infrastructure Improvements:** Leak in normal hall roof was corrected .

Drainage issues at

Triangle on Asbury Ave and Baker extension is scheduled for the first week of November to end of

November (when black top plants close for the season). Swings near dining hall - hazardous

parts are being removed with repair scheduled for spring.

- \* **Tree work update:** What's left - #61, flush cutting of stump; #41, dead tree behind house;

#8 and #26 - one tree with braces on roof; #85 and courtyard - trimming (Mike P to check again

checked four times in last two years and status is okay. Mike P has put on the list for monitoring.)

Mike has two lists going - one of issues and trees needing monitoring and one on trees and issues on to do list.

\* **Fall Clean-up Schedule:** Wendy stated that she wants to wait until the leaves are mostly down.

Schedule of pickups will be sent soon on email to homeowners. There will be leaf and stick

(separate pile pickups scheduled for two days a week like last year).

\* **Shed Removal at #105:** Homeowner has finished cleaning it out and it is ready for removal.

Wendy and Mike P coordinating time/day with homeowner.

\* **Repairs at PO Update:** Done

\* **Bench on "Barb Wyman Way" Removal:** It is gone.

\* **Review of Annual Meeting and Introduction of New Members:** Done

\* **Normal Hall Roof Leak:** Discussed and done.

\* **Windows broken during lawn work #26** - Receipt for work being given to lawn care company,

**SCHEDULE NEXT MEETING:** 11/7/16 at 6:15 (and, tentatively, another on 11/28/16 at 6:15

**APPROVE 9/19/16 MINUTES:** Done/approved.

#### **OLD BUSINESS:**

\* **Legal Counsel:** Discussion of current attorney relationships and roles with LP/EC. Atty Pat

Melnick will continue as attorney for LP handling collections of fines and fees in arrears.

Attorneys for other LP needs to continue in discussion.

\* **FHA Certification for LP:** At Annual Meeting the EC was directed to pursue FHA approval.

Tabled to next meeting and until Todd Barron gets back with more information on FHA

Certification (home owners at # \_\_\_\_\_ is working with him on FHA Certification). Todd

Barron of Applied Mortgages in Northampton seems to think it can be done.

\* **Shed Guidelines:** Discussion held re: pros and cons of giving a license for a wooden

shed built near a homeowner's house. Decision tabled until a further meeting when details

brought to EC (size, closeness to other houses, license vs no license (expires and why?),

what is permanent, etc).

\* **Trailers and Cars:** #79 - trailer abandoned in woods (a letter was sent to the homeowner and will

be put on agenda for next month). A request to have a Maker's Space Club use

the LP barn

to repair cars - determined that can't use the barn to fix cars.

\* **Oil Tank at #111:** KRIS spoke to the Fire Department who is the local agency with control

over this matter. It is buried next to #111. Question of whether it actually needs to be removed or made inactive by filling with foam. The EC will need to know what is happening and when, especially re digging and notification of owner (who lives in the house next to #111) - he will need to be informed

of date and time. Kris S will f/u to get date and info on what's being done to alert nearby

homeowner to #111 and Pancione. A certificate of insurance will be required from homeowners.

Question of EPA involvement brought up and will be directed to FD.

\* **Dining Hall:** Request for tour/survey. Tabled.

\* **#46:** Tabled.

### **NEW BUSINESS:**

\* **Orientation:** #28 renter was oriented on 9/23. Clarified that an owner can rent for up to six months of each year. Discussion held on topic

\* **Review of Contracts:** Sub-committee: Discussion held on needing someone(s) in park with

experience to review contracts, especially insurance contracts. Further exploration and

discussion needed. Kathy Murri, EC may have an idea she wants to look into. Pancione keeps up

on the snow and yard contract(s) which are for three years.

\* **#100:** Concern about a cement block/metal stake at the intersection of Haven and Northampton.

Removed.

\* **Refugee Resettle Project:** Discussion held with short summary of the project which is headed

by Catholic Charities (brought up by Shivani K, EC). Decided that it is okay for individual

homeowners to meet with other interested parties and explore. Would be brought to the EC at point

anything is being proposed.

\* **#103:** Trailer space. Discussed. There is space for four trailers to be parked. #103 approved and

there is now one space not in use.

\* **Insurance note from #-** Follow up with Judson and table until next meeting.

EC went into Executive Session re: safety and behavior issues relevant to Laurel Park.

