

## **LAUREL PARK MINUTES**

### **11/17/2016**

#### **ATTENDING:**

Kris Severy, #102, Lynda Holliday, #35., Kathy Murri, #50., Wendy Kane, #36., Elizabeth Nett, #100, Fred Cohen (present for part of meeting)., Shivani Kleinerman, #55. David Santos, #11, Jean Lipinski, #37, Don (potential buyer of #75), Albie Murri (#50), The Boyd's, owners of #111 and David Brooks, #112

#### **PUBLIC SESSION:**

\* #112: Request to not remove pine needles between the Tabernacle and Northampton Street due to ongoing drought conditions and moisture protection of pine needles to trees. Handicapped lot in that area would be maintained by LPA and/or #112. Resolution: Okay not to rake up pine needles this year but will look into again next year.

\* #75: #75 potential buyer present with David Santos, real estate agent had questions and requests relative to tearing down #75 (empty for 20 years) and building house within footprint. Specifically, tree removal for excavation and water line questions. Tree removal for excavation: Discussed and approved as trees are right next to house. Water line: Procedure information sought. Homeowner is responsible for line up to the house during construction and once hooked up to the house correctly, LP is responsible for line up to the house. Mike P. offered assistance is finding the curbstop (water shut off valve outside of the house).

The perk test is scheduled for next Monday (11/14) and neighbors will be notified. Wendy did a check of the footprint vs new house plans and they match. Potential owner is not building in the winter and the EC will need to look at the plans and site plan to make sure in line with by-laws.

\* #111: Underground oil tank needs to be removed (was left in place when previous owner of #111 had above ground oil tank installed many years ago). Tank was tested by Mike S., Ashfield who will be doing removal. Not thought to have leaked. Discussion held on whether owners or LP responsible for paying for removal. Discussion held. Opinion will be sought on who is responsible for paying and whether really has to be removed (Northampton town request vs law that goes into effect on 7/1/2017 and concerns that if it is left and oil leaks it will cost a lot more money to remove). Also, info re septic lines, etc and water lines will need to be made available to owners and excavators. Resolution: Kris S will work with Mike P re: need to do know answers to questions, who pays and whether really has to be done. (Kris is aware that owners have scheduled removal for 11/18 and coordinated with fire department and Ashfield removal company as well as #112 owner who lives next door to #111.)

\* #50: Complaint filed re: speeding. Person who was complained about was not in the park during the time of the alleged incident (date and time). Discussion held with no action at this time.

## **PROPERTY MANAGER REPORT:**

\* **Budget:** No need to discuss.

\* **Fees in Arrears:** Condo fee payments which are behind were reviewed and discussed.

Warning letters have been sent to some homeowners. Payment plans to catch up can be made.

\* **Infrastructure Work Update:** Mike reported that the paving/drainage work at “the Triangle” went great and he thinks it will solve the drainage problems there. Regrading was done near #13.

\* **Tree Work Update:** Review of all tree work requests, especially #5, #41 (behind) and #68. Mike P has looked at all of them as well as #37 with a limb problem. More trees will be attended to during the first full week of December. Mike P will follow up with #37 and will cut off limbs at branches. #53 (maple needs trimming).

Discussion held on problem trees, including a limb on an oak near #100 (will be taken care of). Other trees added to Mike P’s list to look at (i.e.#96 tweet at back corner of house than has branches touching the roof. Numbers 5, 41 (behind), 68 and 54 on Mike P’s list.

\* **Request for Tree Work by #85:** Homeowner thinks that a Linden tree planted at some time in the past by a previous owner has gotten too big and limbs are touching roof. Apparently, this is a tree that will become very large. #85 is willing to pay for removal. Discussion held with decision that while “the park” (under direction of Mike P) will cut back the branches, approval will not be given to cut down the tree as to do so is not in compliance with by-laws. (no issues with the tree being dead or diseased or having roots that are causing damage). A letter will be sent to the homeowner re the decision.

\* **Fall Clean Up:** Wendy K reported that leaf pickup will occur on Mondays and Thursdays until Thanksgiving (email will go out on list serve). Pick up on one rainy day was cancelled. Leaves and sticks need to be in separate piles. Shivani K will put a notice on the bulletin board at the mail box bulletin board about this. Someone reported that workmen doing leaf pickup in the last week or so were noticed to be smoking. Mike P will notify them that they should not be smoking in the park.

\* **Broken Limbs Around Park:** Wendy K reported on lots of limbs down around the park from the Thursday storm a couple of weeks ago. Mike P said that a lot have been taken care of but there are still a few.

\* **Snow Plow Planning:** Sand barrels will be placed around the park soon (waiting for most of leaves to be down). Common buildings have been checked and winterized as needed.

\* **Dead Blocks of Wood:** There are many, many dead blocks of wood that were put out near the compost by a previous owner. Concern brought up as to whether they are encouraging a pest influx. Mike P thinks they are rotting

appropriately and should not be a problem.

Discussion held on a homeowner who wants to go into the woods and chop up trees and limbs abandoned there by workmen during tree removal or debris after storms. Discussion held and with Mike P's input it was decided that it is best for the trees to rot away normally.

\* **Barns:** A new lock will be put on the truck barn (one homeowner has paid for access to use space and a key will be given to him/her). Person can still access the "little bike repair area." Also, need to get a new lock for main door.

\* **Gravel:** Work crews will put gravel where needed before the snow comes.

\* **FHA Certification:** Kathy M spoke with Todd Barron of Applied Mortgage who is working with owners of #47 re FHA certification. The EC was also mandated at the Annual Meeting to follow up on this as a positive in the park for people trying to sell their houses. At this point it appears that Laurel Park would need a bond to cover \$150,000 which is thought to be about \$640 annually. Discussion held and more information will be sought before EC votes on issue.

\* **Dining Room:** List of needed repairs compiled by LPA was reviewed. Items on the list are A ventilation conduit on the ceiling in the kitchen which has a working fan, rodent control, screening mat around periphery of dining area is coming out, one fridge is broken, the front door to the dining area needs repair, more significant damage to the outside of the building under double windows to kitchen, ? older screens need replacing, can a rough cleaning to the floor in the dining area be added to Pancione's Spring dining area clean out, linoleum in kitchen is peeling, ? plywood attached vertically to the roof, ?painted and ?what is purpose) and removal of exercise bike). Conduit on the ceiling will be looked at by Mike Pancione. Rodent control - Discussed with acknowledgment that rodent control in such an open building is a losing battle. Broken fridge may be removed but not replaced (at this point). Screwing mat around periphery - yes, that is okay. Could be steel wool to repeal mice. Front door of dining hall - yes, needs repair and Mke P will follow up. Damage to outside of the building under double windows to kitchen - yes, there is significant rotting and Mike P will follow up in the Spring. Do older screens need replacing - They are old but not old have holes; they will be replaced as needed. Rough cleaning to the dining room floor - Mike P will follow up in the Spring. Linoleum on the kitchen floor - yes, it is peeling and looking into replacing with vinyl will happen as well as sealing the seams and tacking down. Mike will look and confirm work needed. Plywood attached vertically to the roof (?purpose and question of whether it will be painted before inclement weather comes.) Exercise bike: it will be replaced. Most work referenced above will be in the Spring.

\* **Concern Re: outside lights on all the time at Normal Hall:** Mike P will follow up.

**SCHEDULE NEXT MEETING:** Next meeting will be 12/5/2016 at 6:15.

**APPROVE MINUES OF 10/17/2016:** Reviewed, discussed and approved (per agreed upon changes).

**OLD BUSINESS:**

- \* **Legal Counsel for Coming Year/ Attorneys for LP Needs:** Tabled
- \* **Shed Guidelines:** Tabled
- \* **#46:** Recent incident on 11/5 which several people reported Discussed specifics. Fine will be imposed per EC vote (quiet enjoyment clause).
- \* **Review of Contracts (need for someone to do so):** Tabled
- \* **Refugee Resettlement:** Shivani K reviewed housing and rental aspects. #72 in interested in renting for six months. EC discussed. Not felt that it is a EC issue as long as complies with by-laws.
- \* **Landscaping Request from #53:** #52 is concerned that #53's landscaping not extend beyond #52's boundaries per by-laws. Much discussion also re: any septic systems. No septic systems on maps. After much discussion it was decided that Kris S will go look at the area and homeowner's plan
- \* **Oil Tank Removal #111:** Discussed above.
- \* **53 (concern about big maple needing trimming and questions of whether impacting septic system:** Discuss held and map reviewed re septic systems. None found. Discussion will continue and Mike P will follow up re trimming. Mike P did explain that the gas coming off of septic system pipes kills roots.

**NEW BUSINESS:**

- \* **New Orientation:** None to report.
- \* **Social Union Budget System:** Tabled.
- \* **Dog off leash (#99):** Incident on 10/20 and 11/3 of dog (pit bull) off leash. Letter with warning will be sent and fine of \$100.
- \* **Dining Hall Walk Though (repairs, etc):** Discussed above.
- \* **Railing of Retaining Wall is loose/loose pipes (#52):** Mike P will look and follow up.
- \* **Large Maple Tree (#54):** Mike and Kris will check out septic map.
- \* **Tree behind #41:** Discussed under Property Manager Report.
- \* **Speeding Complaint:** Discussed under Public Session.
- \* **Report of Inappropriate Disposal of Rubbish in Dumpsters:** Tabled.
- \* **Concerns Reported Re: Homeowners With Rubbish/construction materials, etc Extending Beyond the 15' Beyond Their Footprints (#49, #114 and #38):** Situations discussed. Warning letters will be sent.
- \* **Fence behind dumpsters (starting to fall down):** Tabled.
- \* **Metal pipes (faucets) sticking up here and there around the park:** #71 is an example and owner would like to cut off which will improve parking in that area. Discussion held. Where they are found they should be turned on and

see if functional. If not functional can be cut at the ground and capped off.  
\* **Agenda for Property Chair:** Discussed and reviewed.

**NEXT EC MEETING: 12/5/16 at 6:15**