

# Homeowners of Laurel Park Executive Committee

<b>Date/location:</b>	12/5/2016
<b>In Attendance</b>	Kris Severy, Lynda Holliday, Kathy Murri, Wendy Kane, Elizabeth Nett, Shivani Klein and Real Estate Agent for #75; also #33 (owner and housing inspector for Northampton)
<b>Next Meeting:</b>	1/23/2017 at 6:15 p.m.

## MINUTES:

**1. New Business from Homeowners:** **#85 and #96 (problem with grinder and pump house re: root system of a very large oak tree)** : Discussed including letter by owner of #96 on “How to Handle Trees Close to Houses.” Some cottages in that area do not have leach fields but a pump that takes sewage to upper park. Question of time for rewriting of tree policy brought up. Issue to be revisited in Spring 2017. **#13 (recent drainage work concerns)** : Water flow, issues and diversions discussed. Mike Pancione will check winter drainage and update EC. **#33/Northampton Building Inspector (FHA Certification)** : Discussion held on whether or not a “site condo” such as LP needs FHA Certification. Has friend who can help with certification. Decision made to follow through on FHA Certification including VA (as a sale was recently lost due to no VA certification for LP). #33 also informed that there is some construction taking place at a few cottages with a lot of construction debris piling up. Discussion of specifics re cottages, permits and issues. Team voted and gave approval for Wendy Kane will send letters to cottage owners in question. **#75 (House in process of purchase, issues):** Issues discussed.

**2. Orientations:** of #35 and #47 done.

**3. Property Manager Report:** **Budget** : Nothing extraordinary to report; financial status looking good. **Fees in Arrears** : Reviewed and discussed. Letters going out to all homeowners owing \$900+ in back condo fees. Doing basically well in this area.

**Infrastructure Work Update** : All is going well. Quote for floor of Dining Hall and issue will be revisited in April. Side wall over window in dining hall still an issue and will need a repair in the warmer weather. To be revisited. Work not done this year will be done and budgeted for coming year. Discussion also held of road work that needs doing next year.

**Tree Work Update** : Going well and under budget. Tree experts coming this Thursday to review trees on list. White

pine at entrance to #5 is coming out. Trees infestation of carpenter ants (#37) will be looked at. Some trees are not thought to be problematic yet and/or are on a watch list.<sup>[[L]]</sup><sup>[[SEP]]</sup>**Fall Cleanup Update:** Homeowners have been generally pleased. Some people wanted one more pick up which may have to be off until the snow melts.

**4. Minutes of 11/17/2016:** Reviewed and approved.

**5. Old EC Business:**<sup>[[L]]</sup><sup>[[SEP]]</sup>**Snow Removal** (and Trinity Circle): Discussion held plowing and concerns that not always plowed out well enough. Discussed with clarification by Mike Pancione.<sup>[[L]]</sup><sup>[[SEP]]</sup>**#53 (landscaping request):** Not an EC concern anymore as owner has decided to just plant bulbs.<sup>[[L]]</sup><sup>[[SEP]]</sup>**#54 (concerns about whether bushes in front of 53 by parking lot or Erwin's tree are causing threat to septic tank/leach field):** Discussed and Elizabeth Nett will bring to attention of owner of #54 to follow up on. <sup>[[L]]</sup><sup>[[SEP]]</sup>**#75 (water shut-off issues, septic system plans/EC review, excavation of trees for removal of current cottage and building of new one):** All issues and questions brought up by the potential owner and real estate agent discussed. Mike Pancione has talked with workman who will be doing tree removal. Ribbioned trees will be removed (for foundation work) but want to try and save the two trees by the porch (viewed by Wendy Kane and Mike Pancione). EC voted to approve removal of trees with ribbons. EC went into and out of executive session. **#46 (concerns):** Went in and out of executive session.

**Dining Hall (boxes to be built to cover stoves as mice protection):** Discussion held and decision made to request that the Social Union take money from their allotted funds to make the protective boxes.<sup>[[L]]</sup><sup>[[SEP]]</sup>**Markers for Water Shutoffs (rebars = ?dangerous):** Some are pipes with faucets that frost has pushed up. One at #43 was cut-off and area can now be accessed for parking. They can be shut-off and cut-off.<sup>[[L]]</sup><sup>[[SEP]]</sup>**Legal Counsel for LP:** Discussion held and Kris S. will talk with lawyer.<sup>[[L]]</sup><sup>[[SEP]]</sup>**Shed Guidelines/wood:** A homeowner went around the park and itemized wooden sheds. Discussion held with questions remaining. She will be asked to do further work on this (whether in foot print or not).<sup>[[L]]</sup><sup>[[SEP]]</sup>**Oil Tank Removal at #111:** Was not removed. Allegedly town says that it must be removed in 2017. Discussion held. Will be revisited in the Spring.<sup>[[L]]</sup><sup>[[SEP]]</sup>**Review of Contracts (sub-committee to review LP Contracts):** Tabled.<sup>[[L]]</sup><sup>[[SEP]]</sup>**Social Union Budget (billing system):** Discussed. System voted upon and will be relayed by Kris S to Social Union.

**6. New EC Business:**<sup>[[L]]</sup><sup>[[SEP]]</sup>**Openings on EC for for a Vice President and Member-at-Large:** Tryna #24 has volunteered to assume VP role and attending EC meetings and doing orientations. Lynda H., current VP has sold her house and is moving. She was thanked for her service by other EC members. Thom #18,19 has volunteered to assume member-at-large position. EC went into and out of Executive Session. Vote taken and both volunteers accepted for their respective positions.<sup>[[L]]</sup><sup>[[SEP]]</sup>**#79 (abandoned car):** Has been there for three years and they have had letter about it. Kris will send another letter. Cash for old cars info provided to EC. Resolution tabled until next EC meeting.<sup>[[L]]</sup><sup>[[SEP]]</sup>**Social Union (charter):** Tabled (Elizabeth will look for original charter).<sup>[[L]]</sup><sup>[[SEP]]</sup>**# 57(still for sale and going into second year on market):** Discussion held on steps taken by EC members. Will be notified of Laurel Park pursuing FHA and VA certification ASAP.<sup>[[L]]</sup><sup>[[SEP]]</sup>**#53 (frightening dog encounter):** Saw an unfamiliar person in the

park with an aggressive dog on the leash (lunge and growled). Discussion held with agreement that the EC has no authority re a dog on a leash when the owner has attempted to control. <sup>SEP</sup>#107 (wants the street sign put up for her house): Discussion with referral to Mike Pancione.

### **Questions?**

*These minutes are composed with brevity in mind. If you have questions regarding any of the issues set forth here, please email us at laurelparkec@gmail.com. Thank you!*