

**HOMEOWNERS AT LAUREL PARK
EC MEETING, 3/6/2017**

Homeowners of Laurel Park Executive Committee	
Date/location:	3/6/2017
In Attendance:	Kris Severy Tryna Hope Shivani Kleinerman Wendy Kane Kathy Murri Elizabeth Nett Thom Herman Mike Pancione
Next Meeting:	4/3/2017

Agenda:

1. New Business from Homeowners:

* **#42:** Owner provided information on planned purchase by city of land for conservation area near Laurel Park which would offer benefits to LP residents (on our side of Coles Meadow Road).

Discussion held. A letter of support will be drafted by #42 owner and tweaked by Kris S for submission to city.

* **#105:** Owner wants an update on what's happening re: decisions on changes to shed guidelines (sizes, etc) as she wants to replace one that has fallen down. Discussed (complicated and still under discussion by EC).

Update requested re: roads. Mike P. explained that the road workers won't be back until Mid-April. Owner also suggested that a stop sign be put at the bottom of Asbury as people drive down very fast (taken under advisement for further discussion).

* **#59:** Owner brought up concerns re: some of the trees around her house (questions of impact on foundation and shade causing moss on roof). Discussion held. Owner advised that she

can hire a company that specializes in trees to evaluate and let EC know if any need coming down per

LP policy (shade causing moss on roofs does not count as a reason to be cut down). LP can cut back limbs if touching roof. Mosquito spraying also brought up as in 2015 mosquitoes were very bad. History of attempts to use non-toxic spray last year (which is reported to also kill certain other insects). After phone calls to the spraying company by LP residents, they refused to do the spraying. Use of other methods of mosquito control discussed and will be addressed in the Spring.

2. Property Manager Report:

*** Budget:**

Budget and expenditures reviewed and discussed. While snow budget is currently “over budget”

(somewhat due to salting and sanding and liability concerns of plowing company), it should

all be okay as time goes by with no snow. This winter’s plowing discussed and Mike P will be

seeking out other bids for next year. LP was accidentally over-charged for insurance last year and

a rebate will be coming from the insurance company.

*** Condo Fees in Arrears:**

List of condo fees in arrears reviewed and discussed with some reduction in money owed by some

homeowners noted.

*** Infrastructure Update:**

Some potholes were filled during the winter and more will be filled once snow is gone. Spring

cleanup will start in mid-April and focus on potholes, limb pickup, gravel moved by snow plows,

Paving of some lots discussed but, if paved, if paved care must be taken as there are some leach fields/septic

systems are under parking lots. Kris and Wendy will drive around to look at condition of

streets and which one(s) should be considered for re-paving next.

3. Orientations:

* None needed.

4. **Approve Minutes (1/23/17):**

* Approved after a few typos and corrections noted.

5. **Schedule Next Meeting: 4/3/2017**

4. **Old Business:**

* **#13 (recent drainage work concerns - Mike was going to check and update EC. tabled**

at last meeting): Discussed. Mike P went down and looked but water has a free path for flowing and not a problem for #13.

* **A water meter for the pit by sand barns:** Discussed. Issue raised several weeks ago when there was a water pipe leakage. City might be liable for a replacement so issue being tabled

for now
* **Air compressor (can it be repaired or get new one):** It has been repaired.

* **#66's house (light on upstairs; complaint re: trash, etc - should LP remove/cost?):**

There is a buyer for #66. Light now off. The trash has been in yard for years.

Discussion held. We will wait to see if the new owner takes care of the trash and discuss in future as needed.

* **#82 and #86 (pine tree branch problem in their shared parking space - branches laden with**

snow are on car): Discussed. Branches were trimmed.

* **Sub-committee to review Sub-Contracts:** EC is dropping the issue as Pancione can review contracts.

* **Social Union Charter (Missing charter):** Discussed. Charter still cannot be found. Group will be meeting soon to write a mission statement.

* **Tree policy for LP, to include consideration of canopy:** Discussion held. Policy will be taken to company that works on LP's trees and canopies for review. Tabled for further discussion.

* **#98 (pine tree growing toward roof and digging into it):** Mike P will take a look at it. Elizabeth N will tell owners.

* **#20 (repairs needed to chapel with estimate of \$350):** Discussed with decision that LPA, who owns the building ought to pay for repairs.

* **LPA (history initiative for LP; group wants to start with photos in the**

dining hall and

and whether

wants to use the Dining Hall Office; want to know if heat can be used

propane was delivered or whether a space heater can be used):

Discussed. Propane tank will

be filled (Mike P to call George Propane) and let use but LPA will be required to pay for use in

the future. Kris to contact head of LPA re: decision.

* **Social Union Bill (Kris has it and will give to Mike P):** Discussed.

Kris S to give bill to Mike.

* **Use of Dining Hall by the Kids (peoples' stuff is stored there but at own risk; if kids are**

using, a system is needed for access, etc): Discussed including fact that bathrooms are

not operational, questions of people storing stuff there at own risk, whether office is locked.

Policy will be needed. Liabilities not fully known. Kris will find out how building is locked and

speak with insurance agent about liabilities.

* **Noise Complaint - Loud amplified bass and drum music which could be heard loudly on 1/22/17, 4:30**

to 6:30 pm - want copy of warning letter, if one sent).

Discussion held. Elizabeth Nett sat down with owner of cottage owner who is most impacted due to location)

and went over by-laws. Kris will rite to both homeowners about the "quiet enjoyment cause in the by-laws."

* **Shed Guidelines (size and material):** Discussed and tabled until next meeting.

* **FHA and VA Certification** (status):

FHA Certification is moving along (directed to facilitate it at the annual meeting by homeowners).

LP will need to insure the cash and reserves (total yearly income) for completion of process.

Kris, Kathy and Pancione will coordinate. VA certification to be done by Kathy when FHA done

* **Car Speeding in and out of back entrance:** Elizabeth had asked person who made the complaint to

give her the dates and times before tonight's meeting but she did not. Will be put back on agenda as

needed.

* **By-laws:** Are now registered.

* **#94 (building outside of foot print):** Discussed. Continues in legal process.

5. New Business:

- * **#101 List serve (owners have moved but still on list serve; also, are renters allowed on list serve?; can it be checked by #22 who maintains):** Discussed. Tryna will follow up on effort to get list current.
- * **#76 Improving Play Ground (broken swings can easily be repaired; safety issues; how many children and/or young children live in the park?):** Discussed. Voted to approve owners at # 76 and #100 do minor work and submit receipts for equipment to HALP for repayment. About six young children are living at LP now. Tabled for further discussion.
- * **Suggestion Barns Need Painting):** Discussed. Mike P will look at them and get estimates.
- * **Springfield Parking Lot (water pooling):** A lot of water pooling in that lot this winter. Kris and Wendy will look it over when they drive around the park to prioritize drainage and paving.
- * **#85 (Suggestion to pave Dumpster Lot and/or Road to Rockridge):** Discussed. Thought to be a good idea but LP only owns a “slice” of the land in the dumpster lot with rest owner by Rockridge and would need to hire a surveyor to know what slice and discussion/approval from Rockridge depending on how much HALP wanted to pave. Paving the road from LP to Rockridge would just cause traffic to be faster and issues with fast driving on that road already discussed at last meeting. Decision re: paving any of the dumpster lot will be tabled. Kris will send a letter to #85 owner who made suggestion.
- * **Large wooden swing benches:** Discussed. Old ones removed as falling apart. Kris will go look at replacements and price. Tabled for decision at next EC Meeting.

EXECUTIVE SESSION: EC went into and out of executive session.

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!

