

**HOMEOWNERS AT LAUREL PARK  
EC MEETING, 4/3/2017**

<b>Homeowners of Laurel Park Executive Committee</b>	
<b>Date/location:</b>	4/3/2017
<b>In Attendance:</b>	Kris Severy, Tryna Hope, Kathy Murri, Elizabeth Nett, Thom Herman. Shivani Kleinerman and Mike Pancione
<b>Next Meeting:</b>	5/1/17

**MINUTES:**

**1. HOMEOWNERS:**

\* **Anonymous - Re #92:** car drives fast all the time; Saab been there a lot and leaves idling. Kris will notify those living at #92.

**2. PROPERTY MANAGER'S REPORT:**

\* **Budget Report:** Budget reviewed. Reserves are very good. Laurel Park received overpayment of \$10,400 from insurance company (double billing). LP will also receive \$2,175 from sale of #66 (foreclosure) and a bit more will be forthcoming. Snow budget is still over budget. Mike P is taking bids from a variety of plow companies for next year. Also, for groundskeeping. Mike P, Kris and Tryna will do a walk around to check status of park and recommendations for work to improve. Cost of no-trespass order for a former park resident will be given to Mike P (by lawyer who drafted and filed).

\* **Condo Fees in Arrears:** Reviewed. Few in arrears.  
Discussed by-laws relative to  
condo fees and vote was taken and passed to follow the  
by-laws re: delinquency of  
condo fees (3.7.4(a).

\* **Infrastructure Update:**  
1) **Barns Needing Painting:** Mike P got estimates for  
paining and roofs need  
moss removal. Work will be done in the Spring/Summer.  
Work is needed  
to keep barns from declining. Estimates are \$3400 (two  
story) and \$2925 for  
one story.

\* **Spring Work:**  
1) **Spring Work:** Mike reported that they will be removing  
about six trees  
and trimming many others. Park uses Edwards Tree  
Service. Stump grinding  
discussed. Mosquito dunks will go out around mid-April.

\* **Other:**  
1) **#105** - Shed will be removed in the Spring.  
2) **Normal Hall** - stairs in back will be repaired  
3) **Dining Hall floor** - Mike reported that he has one quote  
and getting at least  
another and then the EC can decide whether to go forward.

### 3. COMMITTEE REPORTS:

\***PROPERTY (Wendy):**

\***ORIENTATIONS (Tryna):**

### 4. APPROVAL OF EC MINUTES FROM LAST MEETING (3/6/17):

\* Reviewed and approved as amended.

## **5. SCHEDULING OF NEXT EC MEETING:**

- \* Next meeting: 5/1/2017 at 6:15

## **6. OLD EC BUSINESS:**

- \* **Tree Policy for LP, Including Canopy - (At last meeting decided that policy would be taken to company that works on trees for review and suggestions.):** Discussed. In process.

- \* **Use of Dining Hall by Kids for Play - (In discussion and Kris S was going to followup on finding out how the building is locked and talk with insurance agent re: liability):** Kris has called Scott King at insurance agency but not received a call back.

- \* **Shed Guidelines, Size and Materials (and request from #105 for approval to build shed):**

Discussed with acknowledgement that the courtesy guidelines which govern sheds is not in by-laws. Tryna will get copies of the "courtesy guidelines" and distribute to EC.

Tabled for further discussion until next meeting.

- \* **FHA and VA Certifications - (Update on status.):** Discussion held. Seems that insurance for all cash assets is needed as part of the theft clause for certification. Kathy will find out the exact amount that needs to be insured and forward to Mike P.

- \* **# 94 (built onto house outside of footprint; in legal process - update on status):** Discussion. Our LP attorney filed an appearance in court on the matter.

- \* **List Serve and Address List Updates - (status):** Tryna contacting Randy to update. Them and Elizabeth are working on an EC contact list for distribution.

- \* **Improving Playground - (Update on status and further discussion on improvements):** Elizabeth is researching toy wagons to replace the ones that are broken down. Minor repairs to swings will happen soon. Question of wood chips to be added under play structures and swings discussed. As there are regulations on depth, our attorney will be asked re liabilities of this improvement and whether we need to adhere to the depth regulation (very deep).

- \* **Springfield Lot Pooling Water - Update on status of look over by Wendy and Kris):**
- \* **Paving of Dumpster Lot - (For further discussion):** Tabled until next meeting.
- \* **Large Wooden Swing Benches for Dining Hall Green Area - (Update from Kris who viewed and priced:**

## **7. NEW EC BUSINESS:**

- \* **Thom H. (something to bring up):** Thom wanted EC to know that he will be having a birthday party with entertainment (Mickey Sweet, a singer songwriter) at the Tabernacle on 7/30. LP residents will be able to attend the entertainment portion and information will be coming out.
- \* **Refugees (staying for 2-4 weeks, temporarily in #72):** Discussed but EC has no role in decision making re this issue.
- \* **City Conservation Initiate on Coles Meadow Road:** Former resident Norma will be asked to follow up on this.
- \* **#45 (parking lot across from #45 needs development as sloped lot get icy when not sanded):** Very difficult to address. Discussion held. Mike and Kris will take a look at the lot.
- \* **#45 (Disabled parking spot - make sure on the list for getting manually cleared so driver does not have to move car to another lot):** Discussed. On the list for shoveling by Pancione. Owner should not have moved during last big storm.
- \* **#114 (new house) -** House has been in process of being built and as it recently got year round water hook up, regular condo fees will be charged as of March 1, 2017.

## **8. EXECUTIVE SESSION(S): NONE**