

**HOMEOWNERS AT LAUREL PARK  
EC MEETING, 6/5/2017**

<b>Homeowners of Laurel Park Executive Committee</b>	
<b>Date/location:</b>	
<b>In Attendance:</b>	Kris Severy, Tryna Hope, Kathy Murri, Thom Herman, Shivani Kleinerman and Mike Pancione.
<b>Next Meeting:</b>	6/26/2017 at 6:15 pm

**MINUTES:**

**1. NEW BUSINESS FROM HOMEOWNERS:**

- \* **# 46 (fines, etc):** Requested to meet but did not show up.
- \* **# 62 (wants to install a mini-split heat pump; already several installed at some houses in park):** Owner and father attended. Heat pump reviewed and discussed.  
Noted that others in LP have same heat pump. Okay to install.
- \* **# 92 (remodeling cottage and #115):** Wants to put fire escape on three-floor house. Referred to Fire Department for discussion of need and easement.  
Wants to add bathroom and kitchen to third floor. Referred to by-laws which prohibit apartments in single dwelling. States a small bathroom will be enough.  
EC will need to see plans and insurance from contractor.  
Request to build roof over 5X4 foot bump out okay as part of footprint of house.  
Concerns re: #115 discussed
- \* **# 14 (remodeling roof, porch and bathroom (if not at meeting, Wendy has**

**letter from owner):** Letter reviewed of proposed work.  
EC will need to see plan  
and copy of permit. All needed paperwork supplied. VOTED  
and approved.

\* **#105 (mosquito concerns; status on shed replacement):**  
Discussed. Dunks  
are placed in concerning area and Kris will ask Pancione to  
dunk more often.  
Owner has concerns about condition of area after LP-owned  
shed near her  
cottage and used by her was demolished (falling down).  
Referred to Pancione.  
Shed replacement options are in discussion and decision  
process (see below  
under "Old Business").

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

\* **Budget Report:** Reviewed. No outstanding issues.  
\* **Condo Fees in Arrears:** Reviewed and situation, by and  
large, improving, however,  
as voted in last EC meeting, expectations for payment will  
follow by-laws.  
\* **Infrastructure Update:** Mike reported that tree work on  
several identified trees  
is scheduled for June 8, 9 and 16 (always weather dependent).  
Owners will be  
notified if work on tree near their house requires a crane.  
Reviewed and  
discussed. Paving of certain roads by Pioneer Oil and Stone  
discussed.  
There is a schedule being developed; rain will effect schedule.  
Tentative  
schedule will be made available by Pancione soon. Will be  
posted on list-  
serve and on bulletin board by post office.  
\* **Project List for Mike (review and discussion):**  
List reviewed and discussed. Work is either in planning or  
Mike P. is following up.

**3. COMMITTEE REPORTS:**

\* **Orientations:** New owners of #'s 42, 117 and 86 were oriented by Tryna.

**4. APPROVAL OF EC MINUTES, 5/1/17 FROM LAST MEETING:**

\* Draft minutes of the 5/1/17 minutes reviewed and discussed. Approved with some changes.

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

\* Scheduled for Monday, 6/26 at 6:15 pm.

**6. OLD EC BUSINESS:**

\* **LP Tree/Canopy Management (Kris meeting with Kevin):** Information from Kris's meeting with Kevin Wedemeyer, CL Frank reviewed and discussed. Kris will follow up with #85 (owner) and #96 (son of owner) who brought up issue.

\* **Improvement of LP Main Entry and Exit (Improve lighting, widen and repair road, replace stone posts):** Tabled.

\* **Paper dumpster (filling up and not getting emptied):** Tabled.

\* **Dumpsters (pave around them?):** Tabled.

\* **Dining Hall - Replacement of Kitchen Floor (need to discuss quotes and vote):** Awaiting quotes.

\* **Dining Hall - Use for play by kids (update re: liability and need for policy?):** Discussed. Kris will draft a policy which can be discussed later.

\* **Dining Hall Play Area (Adding wood chips under swings**

- update on

VOTED and

NH): Referred

Not able to do as

reported that LP

bond for \$100,000 (needed

submit with

in them; request by  
rewrites):

#105 will need

Kris will follow up

stopped or

discussed.

foreclosure).

at night?):

disposing (Big Y has

\* **Dining Hall Green Area (replace wooden glider swing):**

approved.

\* **LPA (HALP assistance with finances re: management of**

to annual meeting.

\* **Community Gardens (electricity hook up possible?):**

it is not LP property (belongs to Rockridge).

\* **FHA and VA Certifications (status?):** Mike Pancione

insurance company found a company willing to insure a

as part of application process).

Pancione needs to complete a complex 5-page form and

request for bond.

\* **Shed "Courtesy" Guidelines (whether to make changes**

**#105 for installment of replacement; review of suggested**

Discussed. VOTED to keep shed guidelines as they are;

to replace shed per guidelines. Tryna will notify her.

\* **#94 (update on status):** Discussed status (unknown).

with LP atty to find out whether #94 foreclosure has been

rescheduled and what possible steps that LP can take

Kris will discuss with Mike Pancione (re steps toward

\* **Flag near Normal Hall (replace? Need to keep light on it**

Mike Pancione taking the flag down and appropriately

disposal bin). Mike will replace flag.

## 7. NEW EC BUSINESS:

- \* **Stipends for EC (review, etc) :** Discussed history of stipends and work/time for carrying out responsibilities of each EC position as well as ability to attract people to positions in the future. VOTED for increases as follows: President (\$400 to \$500 per quarter), Vice-President (\$100 to \$250 per quarter, Clerk (\$250 to \$350 per quarter), Property Chair (\$250 to \$400 per quarter). Finance (\$150 per quarter), and at-large members (0 to \$100 per quarter).
- \* **Thom H (suggestion for simplification of EC Meetings):** Proposal discussed and role of Pancione Associates discussed vs minutiae that ends up being discussed at the EC meetings (i.e. trees needing trimming). Decided that trees needing trimming and removal will not be on the agenda but be passed directly to Pancione to review and take care of as needed.
- \* **Handicapped Path to Tabernacle on Northampton Street (can a handicapped parking spot be designated?):** Discussed. Referred to LPA by Kris as they schedule activities in the Tabernacle.
- \* **Dumpsters (Is camera at dumpsters operational or can it be? Could dumpsters be surrounded by locked fences?):** Tabled.
- \* **# 54 (Concern re: debris in back and side of house:** Discussed. Kris will notify #54 of by-laws.
- \* **Homeowner left unattended 4/5 inch candles burning in front yard at 11 pm at night - could a reminder about open fires, etc be put on list-serve):** Discussed. Kris will put reminder on list-serve about open fire in the summer.
- \* **Norma Sims-Roche (former owner; request to pay to use LP dumpsters):** Discussed. VOTED to not allow Norma to pay to use LP

dumpsters. Kris

will notify.

**8. EXECUTIVE SESSION(S):**

\* **NONE**

**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](mailto:laurelparkec@gmail.com). Thank you!*