

**HOMEOWNERS AT LAUREL PARK  
EC MEETING, 6/26/17**

<b>Homeowners of Laurel Park Executive Committee</b>	
<b>Date/location:</b>	
<b>In Attendance:</b>	Kris Severy, Tryna Hope, Wendy Kane, Kathy Murri, Elizabeth Nett Thom Herman, Shivani Kleinerman and Mike Pancione
<b>Next Meeting:</b>	7/24/17

**Minutes:**

**1. NEW BUSINESS FROM HOMEOWNERS:**

**\* #112 (drainage around unit):**

Unit owner brought up recent repaving on road by his cottage and concern that water may drain off the road and toward his cottage. Wants something done to fix. Discussed options. Mike Pancione will follow up with a solution. Owner also notified Mike P and EC that there is a wire hanging from a utility pole between #112 and #113. Not thought to be live. Mike P will follow up.

**\* #95 (septic system concerns):**

Concerns brought by homeowners about several septic systems on road to community gardens that were protected from vehicles by stumps which were removed per EC. Concerned homeowner put orange cones out to guard the area. Discussion held on solutions other than orange cones. Latter will be removed and stumps, bushes and/or rocks will be looked into by Mike Pancione and put in place.

**\* #72 (LPA Activities):**

President of LPA, Sandra, presented status of LPA activities for the coming months. Also, what has been done (tuned piano in Normal Hall, placed donated

in place for use of bench on path in woods. There are two new board members. Insurance

ownership of who owns Tabernacle and finding out if use of Chapel is covered. Question of

Membership Tabernacle and chapel. Advised to check land records which are on line.

outreach planned.

removal of two trees for \* **#73 (septic system design):** Septic system design reviewed and septic system. Told that abutters need to be notified. VOTED to approve

plan and removal

of two trees. However, if Edwards Tree Service can just knock them

down when here and push out of the way, there might be no charge (or modest fee). Mike

Pancione will

work with Edwards on this.

## 2. PROPERTY MANAGER'S REPORT:

\* **Budget Report:** Passed out and reviewed. Going well.

sent out \* **Condo Fees in Arrears:** As voted in past EC meeting (6/5/17), by-laws will now be followed per payment of condo fees. Pancione Associates

sent out

letters to all homeowners in June to explain changes (copies of by-laws).

Fees

in arrears reviewed and discussed.

made of the \* **Infrastructure Update:** Discussed speed bumps, the kind that are

will look same paving material as road (i.e. in front of Jackson St School). Mike

into having them installed and assure that they are not too high.

Kris and Wendy will look at and decide on locations. In the meantime, the old rubber ones that won't need to be bolted onto the new

pavement

will be installed temporarily. VOTED to have Property Chair (Wendy K.)

the

liaison for infrastructure issues and she will discuss with Mike P and pass

on to Mike for follow

up. Property Chair is to be the sole point of contact.

## 3. COMMITTEE REPORTS:

oriented the following \* **Orientations of New Owners/Renters:** EC Vice-President

new owners and renters to LP in June: #115, #34, #113, #42 and #117.

**4. APPROVAL OF EC MINUTES FROM LAST MEETING:**  
\* After review and comments made for changes, minutes of EC Meeting VOTED to be accepted.

**5. SCHEDULING OF NEXT EC MEETING:**  
\* Next EC Meeting to be on 7/24/17 at 6:15 p.m.

**6. OLD EC BUSINESS:**  
\* **#111 (oil tank removal):** Discussion on request and whose legal responsibility it is to remove and also continued confusion as to who is requiring the remove the oil tank' VOTED: EC considers oil tank as belonging to #111 owners and presence of oil tank was disclosed at time of sale. EC taking under advisement and will table until the next EC meeting. Kris to confer with a lawyer.

\* **Flag (Mike replacing; does light have to be kept on it at night?):**  
Mike P. reported that flag replaced and old one appropriately disposed of. It must have a light on it.

\* **Improvement of LP Main Entry and Exit (Improve widening entry and exit, replace or move stone posts):**  
Discussed and tabled indefinitely.

\* **Paper Dumpster (filling up quickly - need more emptying dumpster):** Discussed with outcome that consensus is that it is

\* **Dumpster (pave around them?, fence them in with locked fence):**  
Discussed. Rockridge owns too much of the land where dumpsters are so can't pave.

\* **Normal Hall/Replacement of Floor (need to discuss quotes and vote):**  
Discussion as to need and cost. Tabled.

\* **Dining Hall/Use by Kids (Kris drafting a policy which**

## needs review

from the inside. Front door has a code (EC and SU have code). Decision: Front door will be left unlocked unless SU has an event, in which case they will need to lock the front door and put a reserved sign on the front door (activity/date/times). No policy will be written and people who store items in the dining hall during the winter will continue to be told it is at their own risk. No special policy for use by kids thought to be needed.

\* **Dining Hall/ Use Policy, In general?:** Discussed. No policy needed for now.

## for safety?):

under swings and pressure washed

Discussed. Email sent to insurance agent re liability if put wood chips whether needs to be a certain depth, etc. Wooden play structure will be and restrained.

\* **FHA/VA Certification (Status?):** Reported that we have to start again on obtaining FHA Certification. We weren't able to get the appropriate insurance on the reserves (need for entire \$150,000 amount). Applied Mortgage who was helping to process is no longer doing (replaced by Merrimack Mortgage). Kathy and Kris are helping to facilitate renewed process for FHA certification.

\* **#94 (status on building outside of footprint and foreclosure):** HALP working with attorney on these issues; primarily, via Kris.

## 7. NEW EC BUSINESS:

\* **#95 (stumps protecting leach fields were removed):**  
Addressed above under New Business from Homeowners.

## 8. EXECUTIVE SESSION(S):

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