

**HOMEOWNERS AT LAUREL PARK
EC MEETING, 8/21/17**

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

MINUTES:

1. NEW BUSINESS FROM HOMEOWNERS:

* **#52 (want to do some remodeling of house - plans, need permit from city, contractor's insurance binder; posting of plans for resident objections):**

Owner did not attend meeting or send a representative.

* **#34 (plans for inside work on house):**
New owner appeared to inform EC that the floors are sagging and replacement is planned.

He stated that there will not be changes to the footprint. Informed that he will need to get a permit and his contractor will need an insurance binder (both should be shown to EC).

* **#57 (new owners re: work that will require building permit, etc):**
New owners of cottage plan on remodeling inside with no changes to footprint. As family will be doing the work, the homeowners insurance will cover (no insurance binder needed).

Informed that they will need a building permit which should be made available to EC.

* ***86 (deck, altering to the shell of the unit and roof raised - want plans permit and insurance binder from contractor - seems steps ignored):**

Contractor present

and handed out plans for discussion. Stated that not changing deck but making it safe and adding

screens. Informed they will need a permit and insurance binder.

Concern discussed that most

of the work on the house was done without taking the necessary steps of permit and insurance

binder to EC thought steps had been explained prior to the work.

Deck/stairs in the front

of cottage can meet code and not change footprint (for accessibility). But, will need an

easement. Proposed drainage system on one side of house explained.

* **#1 (drainage system):** Contractor present who explained need for a drainage system on one

side of the house which has drainage issues. Explained that permit and insurance binder

will be needed by EC.

wants to know * **#7 (roots in septic system):** Homeowner wants to get the work done and

the process. Discussed. Homeowner will get a copy of the plan to Kris S and have his

contractor check with Mike P about water lines and tree involvement prior to the work.

Also, needs to let neighbors know of plan and work. VOTED to approve work.

* **LPA:** President of LPA came to follow up on discussion from earlier in the summer about

concerns that LPA is spending down their endowment too quickly. They are in a strategic

planning process which has recommended potential remedies. One would be HALP paying

the utilities for Normal Hall (which LP runs) as well as a stipend to help manage it.

Also, whether to rent in the winter which would require heating and whether NL could

be insulated. Discussion held. It is thought that the issue of HALP paying a stipend to LPA

and paying for utilities are separate issues. LPA president encouraged to draft by-laws

for upcoming budget meeting on 9/15 at 9am. Wendy will provide some sample by-laws

to assist with the writing.

2. PROPERTY MANAGER'S REPORT:

* **Budget Report:** Reviewed and discussed. Things look good except for trees requiring crane work (one or two came up after plans made) which may go over budget but balanced by less spending in other categories.

* **Infrastructure Update:** Checkers set in play area was re-done. Mike P needs to purchase glider swing for Dining Hall Common Area (wants to go and see rather than do over the phone. Difficulties with some areas needing mowing that is not getting done discussed. Mike and Wendy will work to resolve. Snow plowing bids will be coming in for review.

In summary, planned work is in good place.

* **Gravel (status on getting permeable type Mike wants; needed by Northampton Lot, #112 and Simpson Ave Lots):** Pancione's will be doing needed spreading of the permeable gravel.

3. COMMITTEE REPORTS:

above.

* **Property Chair:** Included in discussion of Infrastructure Update

* **Orientations:** Tryna H. did one orientation this month for #57.

4. APPROVAL OF EC MINUTES FROM LAST MEETING:

* **7/24/17 Minutes:** Reviewed and some clarifications recommended. VOTED to accept as clarified and changed.

5. SCHEDULING OF NEXT EC MEETING:

NEXT EC MEETING: 9/25/17 at 6:15 pm.

6. OLD EC BUSINESS:

* **Dining Hall Kitchen (replacement of wood floors - quotes, including one "green quote"):** Tabled for "green quote."

* **FHA/VA Certifications (status):** paperwork submitted by Kathy M and insurance needed is in place): Kathy reported that the new company able to do the certification has informed her that for several reasons LP is not eligible for FHA

certification (most salient reason is that we have stand alone houses). Many banks assume we are eligible and need to be informed that we are not. Kathy M. will put together a packet of information for the website to take to banks as needed. Individuals can apply for FHA certification for their individual unit.

* **#94 (Received funds from bank; fines now accruing again):** Check received in the amount of \$16,245.93 received from #94's lender as a result of our lawsuit to enforce the condominium lawsuit.

7. NEW EC BUSINESS:

* **Ignoring of Need for Following Steps (i.e. permits, review of plans by EC, etc by**

some homeowners who have made substantial changes without doing so, i.e. "Chalet" and

#86 = should fines be imposed?): Discussion of need to bring remodeling plans (and get permit and insurance binder prior to work to EC). Owner of #86 did work without EC review

and following procedures though informed of same. EC VOTED to fine him (maximum amount) for not doing so. Kris will send letter informing him of fine.

* **Single stream recycling:** Tabled.

* **# 76 (giving up trailer parking spot (remove her claim):** Removed by EC.

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. Thank you!

