

## HOMEOWNERS AT LAUREL PARK EC MEETING, 3/12/18

**IN ATTENDANCE:** Kris Severy, Tryna Hope, Jody Santos, Shivani Kleinerman, Wendy Kane, Thom Herman, Elizabeth Nett, Michael Pancione  
Absent: Brendan Kuntz

**NEXT MEETING: 4/9/18**

### MINUTES:

#### 1. New Business from Homeowners (in attendance):

\* **LPA/NH (how long in the Fall can the water be kept on?):**  
Discussion held. Water is usually turned back on in Normal Hall on 4/15/18. If there is an event prior to 4/15 and after 4/1, for which water is needed, Elizabeth will notify Mike P. In the Fall there is an event planned for the weekend of 10/26 and 10/27 so Normal Hall will be winterized on 10/30 (water shut off).

\* **LPA/NH and Tabernacle (new cushions):**  
Discussion about cushions in Normal Hall and Tabernacle which are old, flat and moldy and need for replacement. LPA and SU have discussed and each chipping in \$100 toward purchasing new cushions. Request from those groups for HALP to also pay \$100 toward the cost. VOTE taken for HALP to pay \$100 toward the purchase and PASSED.

\* **#112 (volunteering for committee to review work load of EC and make recommendations - as voted on at annual meeting):**  
Discussed. Owners of #112 (David), #7 (Randy) as well as resident of #92 (Matt) are volunteering for the committee. Will be discussed further and voted on in Old Business section below.

\* **#105 (problems with spring/fall cleanup and mowing):**  
Owner brought up concerns about leaf pickup, spring cleanup and mowing of the grass 15' from her house which has been mowed for years (large grassy area which borders woods). Discussion held. Mike P will work with the workmen to correct the situation. Homeowner did comment that snow plowing is very improved.

\* **#82 (broken septic system and Springfield parking lot):**  
Concerns about whether Springfield lot has lost two feet of depth. (as #82 septic pipes are only 1.5 feet deep and should be 4 feet (so below frost line). Mike P explained that gravel has been added to the Springfield lot many times. With Heading Avenue hill across the street there is no way to avoid water drainage onto the Springfield lot. Mike P suggests putting an oil/gravel on the lot which acts like blacktop (septic tanks would not be effected). Discussion also held about prohibiting idling heavy trucks from the lot. Both homeowners who were present gave high praise to Brendan and Mark from Pancione who helped them so much during the failure of the pipes.

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## **2. Property Manager's Report:**

\* **Budget Update:** Budget reviewed..

\* **Infrastructure Update:**

**Spring Cleanup:** Discussed. Mike is looking over proposals from companies interested in the work. O'Masta has submitted a proposal that is under budget and Mike is expecting one or two more quotes. Pros and cons of previous companies discussed. Mike stated that he looks at attitude of companies submitting bids as one criteria (attitude to feedback on work, etc). O'Masta who did not do so well in the fall is being asked to come back and pick up branches, etc. Wendy noted that she is concerned that a company is hired that does as well as Jhondrow who did an excellent clean-up.

**Snow Plowing:** Discussed. Issues re certain lots and roads reviewed. especially parking lots on North Warren, Baker Street and the Triangle. Handicapped spots not done timely or well. Further discussion tabled until October. Wendy noted that there is a request to stop putting Clear-lane down after one pass along Springfield Street.

**Road Work:** Mike P wants to know recommendations for road work soon (Property Committee has been walking LP and making a list of needed work). Also, recommendations on where to put permanent speed bumps. Not all of recommended work will be done this year but over time.

Potholes are also being noted by the Property Committee and will be passed on to Mike P. Kris and Mike will do a walk around LP to look at roads, pot holes, etc.

**Mosquito Control:** Discussed. Mike noted that there should be one dunk per an area 10X10. They have purchased 800 dunks and some will be made available to Wendy Kane, the Property Committee, for use by homeowners. Temperature needs to get consistently 50 degrees and above to start using them. Where to dunk discussed. Wendy noted that the Property Committee members are going to look for standing water. Need to put enough dunks in the vernal pool brought up by Wendy.

**Brush Piled Up by Bathhouse:** Wendy brought it up on behalf of the Property Committee and Mike P will followup to remove.

**Tree Work:** Requests from homeowners are being submitted and work will be done at the beginning of the Summer (five so far minus the one #66 had taken down as an emergency). Also, concerns about a tree that fell near #13 and request for it to be cut up and partially removed. Mike will meet with the Property Committee on 4/7.

**Springfield Lot:**

Mike clarified the work that could be done on the Springfield Lot by putting down an oil/gravel layer which holds up to snow plowing well (would be done so as not to prevent access to septic tanks for clean out).

**Tree Removal by #66:** Owner requested permission to remove a diseased tree which was presented as an emergency and permission given. The company who cut it down left about a 12 foot length at homeowner's request (to cut up for firewood). Discussed scenario of possible injury of homeowner when cutting it up. Discussed whether this is a liability issue for HALP. Kris will follow up with HALP's insurance company.

**? HALP Car Stickers** so we can identify non-HALP individuals using dumpsters. Discussed and tabled.

**3. Committee Reports:**

\_\_\_\_\_ \* **Property Committee:** Presented information and discussed above during Property Manager's Report.

\* **Orientations:** None

**4. Review of EC Minutes from 2/12/18 Meeting:** Done and VOTED to APPROVE as amended.

\_\_\_\_\_ **5. Scheduling of Next Meeting: (4/9/18):** DONE

\_\_\_\_\_ **6. Old EC Business:**

\_\_\_\_\_ \* **#82 (status on issue with broken septic pipes):**  
Kris wrote to owners re: why LP won't accept liability. Issue also discussed above under Property Manager's report.

\* **#94 (status):**  
Discussion held on questions from John Grinnell of B&B Real Estate who is selling it for the bank who foreclosed. Size of platform to build discussed. Needs to be as wide as doorway and no larger than code. Kris will consult with LP lawyer.

\* **Committee to Review Work Load of EC (appoint a committee to review and make recommendations):** Discussed volunteers from #112, #92 and #7 to form the committee discussed. VOTED to appoint the three individuals and make recommendations to the EC prior to the annual meeting in 2018. PASSED.

**7. New EC Business:**

\* **Reminder from annual meeting:** “EVERY TWO YEARS, THE EXECUTIVE COMMITTEE SHALL REVIEW THE CONTRACT OF THE CURRENT PROPERTY MANAGEMENT COMPANY, EVALUATE THE MANAGEMENT COMPANY’S PERFORMANCE OF ITS CONTRACTUAL OBLIGATIONS, AND REPORT THOSE FINDINGS TO THE MEMBERS.” Discussed and tabled.

\* **EC Retreat:** Discussed and tabled.

**8. Executive Sessions:**

\* NONE

Respectfully Submitted,

L. Shivani Kleinerman, Clerk

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