

# **HOMEOWNERS AT LAUREL PARK EC MEETING, 5/14/18**

## **DATE/LOCATION:**

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

**NEXT MEETING: 6/11/18**

## **MEETING:**

### **1. New Business from Homeowners for Agenda:**

**\* #86 (making of garden and gravel removal - was area a parking space?):**

Discussed. Garden area approved.

**\* #108 (protocol re: who can be on HALP committees):**

Owner concerned and questioning whether a non-home owner should or can vote at the annual meeting and whether a non-home owner can be a member of a committee or co-chair. Discussion held. Allowing individual to vote at the annual meeting was an error and the vote did not effect voting results. Individual was notified and will not happen again. In the past, non-home owners have been allowed on committees. Discussion tabled until next meeting (including whether a non-home owner can or should be co-chair of a committee).

**\* LPA (request to hang banner re: summer programs on side of barn that faces Rt 5/10; Painting front gate):** Summer program flyer was handed out. Complimented for great work they are doing. Discussion held. Banner would have grommets and be weather resistant. Mike P told LPA members present that they will need to contact the City Planning Department and run it by them. In terms of the front gate, old photos/ records indicate the Laurel Park sign at the front as being gold-colored with the recommendation that it be polished regularly. Mike P will look at it. Tabled until next meeting.

**\* #47 (new roof):**

Homeowner came to ask what he needs to do re: putting a new roof on his house (doing work himself). He was told that he needs a permit from the Town which he gives to Kris S along with a start and end date. Owner was also told that he can not put construction debris into the dumpsters and that it is a good gesture to inform his immediate neighbors of work and estimated beginning and end dates.

**New Business from Homeowners (Continued):**

**\* #23 (request for a platform outside door):**

Homeowner wants to put a platform outside her door which would be about 2/3 inches high and cover tree roots which are in the way and causing tripping. It would be 4x8. Kris informed her that it would need to sit on the ground and be removable (not attached anywhere).

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

**\* Budget Update:**

Nothing out of the ordinary to report. All looks good.

**\* Infrastructure Update:**

**\* Speed bumps (status re locations - continue discussion from last meeting):**

Discussion held. Packet on proposed areas for speed bumps shared by Wendy K, Chair of Property Committee. There are three critical areas needed for speed bumps and those areas (entry to park, exit from park and Northampton Street across from the Dining Hall). Mike P stated that in the next three weeks he ought to have a price for the paving and speed bumps. Maps completed by Property Committee and distributed.

**\* Potential Smaller Jobs (back corner of Normal Hall, Patch Top of Embry - rough spot by #107):** Discussed. Normal Hall work done. Road work is going to cost a lot. According to by-laws we need three bids (and speed bumps a part of it).

**\* Other:**

**\* Northampton Storm Drain Fees (followup on seeking relief as LP only has septic systems):**

Brendan reported that he met with the DPW and they want a proper report as to old water pipes (re: making a decision on exempting LP from storm water fees. Brendan also informed that HALP individual homeowners are also paying approximately \$12.00 per quarter for fees (as well as HALP getting a charge when it pays the water/sewer bill). Brendan will continue to work on this issue (get price for preparing water pipe report) though the probability of getting the fees eliminated may be a long shot. Tabled.

**\* Adequacy of Fire Hydrants:**

Adequacy of fire hydrants discussed. Brendan will be talking to the city about coverage, their maps of the park and identifiers for location of houses. There are currently two (2) on Route 5 and four (4) in the park. A big one up on Coles Meadow Road. DPA needs to be reminded to flush. Tabled for more discussion at next meeting.

**\* Items to sell, Mower and Chipper (Status):**

Lawn mower sold for \$2,700 and wood chipper is still for sale.

**\* Simple Fix for Dining Hall Floor (status):**

Mike reported that the kitchen floor has been painted and looks great. Main room swept. Refrigerators are in.

**\* Trees:**

Many requests have been coming in and tomorrow is the deadline. Brendan said that tree requests are being reviewed. Trees approved for either cutting down or trimming will be marked with colored tape, pink for trimming and yellow for taking down. Mike P noted that getting the paving work scheduled is a priority and then the trees.

**2. Property Manager's Report (Continued)**

**\*Other** (Continued)

**\* Entrance Gate (refurbishing):**

Discussed refurbishing Laurel Park sign, etc. Tabled.

**\* Construction Guidelines:**

Final version ready and distributed by Wendy K, Property Comm Chair. Tabled.

**\* Hemlocks:**

Treatment of saving hemlocks discussed re cost/benefits. We are using a less costly method than the the most expensive which is very expensive. Ultimately, the hemlocks may not be able to be saved from the pests that destroy them.

**\* Tree Replacement:**

Discussed. Mike P stated that we may want to consider replacing hemlocks that die or that are cut down with something like a spruce. UMass has free advice. Mike P will follow up.

**3. Committee Reports:**

**\* Property Committee:** Many topics discussed above when management company present. Wendy noted that Mike P's presence at Property Comm meeting has been very productive. Also, that Spring clean up done well and no complaints. Plowing map edit being done by Property Committee and available for next meeting. Property Comm will be monitoring mowing and report as needed. Concerns about trash piled in parking area of dumpster lot by #31.

**\* #64 (being sold and may have done new septic system without taking appropriate steps with EC):**

Discussed. Wendy K will follow up and find out whether done yet. The owner of #64 called and asked if furniture could be left at the dumpster when moving and was told no.

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**\* Orientations:**

Tryna reported that orientations done for #85 and #73.

**4. Review of EC Minutes from 4/9/18 Meeting:**

Reviewed and VOTED to approve as amended.

**5. Scheduling of Next Meeting: 6/11/18**

**6. Old EC Business:**

**\* Year Round Occupancy of Summer Cottages While Paying Summer Condo Fees - discussed and tabled from last meeting):**

Discussion held. Management company is in process of reviewing records and correcting as needed. Tabled until next meeting.

**\* HALP Car Stickers (proposal - Discussed and tabled from last meeting):**

Discussion of stickers on vehicles vs. a list of vehicles with description, license plate #, owner's name, etc. If sticker for each vehicle used it would be magnetic and just have house number on it. Tabled until next meeting.

**\* # 94 (status?):**

Kris reported that minor work is going on (roof). Fees continue to be paid to our attys.

**\* EC Retreat (update? - ?changed to 9am to noon?):**

Discussed. Time changed.

**\* Review of Management Company's Contract (Discussed and Tabled from Last Meeting; Wendy was going to get previous copy of form already developed):**

Discussed. Wendy following up on previous tool that may have been developed.

Tabled until next meeting.

**\* Review of Proposed Construction Guidelines (EC members were supposed to review for 5/14/18 meeting - status and vote):**

Tabled for review and vote at next meeting.

**7. New EC Business:**

\* **Basketball Hoop Lying on Dining Hall Area by Simpson Avenue - can it be installed again and where?):**

DONE

\* **Pile of Debris by Trailers Parked in Dumper Lot (whose is it and removal?):**

Discussed. A resident will be informed that it can't stay there on the ground. He will be sent a letter stating that if doesn't remove it in seven days, he will be fined \$100 and then \$10 per day afterwards until debris is removed. He will also be told that it can't be put in HALP dumpsters.

\* **Start and End Date of Work on Cottage (protocol for notifying neighbors):**

Someone complained that EC is not notifying people when there is construction. Discussed. Noted that the city doesn't notify or require neighbors to notify one another when construction is being done. It is suggested that neighbors at HALP let abutting neighbors know about impending work on cottages, dates, etc. It is a suggestion and not a requirement.

\* **Homeowner Concern (parking near dumpsters on Rockridge property):**

Dumpster parking lot is part Rockridge property and part HALP property. Discussion held. No known discussion about this property line with Rockridge but there was one about seven or eight years ago regarding the communal garden (agreement reached). Owner of red car will be asked to move over near the other vehicles parked there. List of those approved to park there reviewed (five vehicles total). Discussion held re moving all vehicles parked in dumpster lot to near salt barns. Mike P will follow up re move to salt barns.

**8. Executive Sessions:**

EC went in and out of Executive Session.