

89HOMEOWNERS AT LAUREL PARK EC MEETING, 6/11/18

DATE/LOCATION:

IN ATTENDANCE: Kris Severy, Jody Santos, Shivani Kleinerman, Wendy Kane, Thom Herman, Elizabeth Nett, Michael Pancione

ABSENT: Tryna Hope and Brendan Kuntz

NEXT MEETING: 7/9/18

MINUTES:

1. New Business from Homeowners for Agenda:

* **#40 and #13 (mowers missing areas):** History of mowers missing both of areas near them. Discussed. # 13 was mowed this last time but #40 continues to be missed. #13 will email Pancione and about the areas being missed including #105. Wendy K will find out what are mow days and alert Pancione to the missed areas.

* **#57 and #55 (mowing and care of plants under Erwin's tree; Also, mugho pine that Erwin planted in a parking space):** #55 had spoken to new owner of #57 who is questioning who takes care of the ground cover under the tree that previous owner planted. Tree doesn't seem to easily fit into by-laws on yard maintenance. Issues also brought up the mowing of the grass which visually is a continuation of the Dining Hall grass and the grass to the left of it (as facing Dining Hall). Questioning whether it makes sense for this area to be mowed by mowers as well (again by-laws don't seem to easily fit this piece of land). Tabled.

* **#35 (Tree Service Bids):** Owner came to question tree service bids. Discussed. Bids only required on jobs over \$12,000 and this project is not over that. Therefore, Matthews has been chosen as he always comes under bid. He is the most accommodating and only charging for hours worked (staff and machines which is not typical). He also takes all branches away at the end of each workday. Owner also brought up about a flickering light in the bathroom of the Dining Hall. He replaced it and discovered that a disco bump had been put in (causing the flickering). Pancione has been replacing with LED's.

* **# 86 (construction debris, fine, etc):** Homeowner came to EC to present concerns re: the fine imposed because he didn't follow by-laws regarding construction on his house (bought in 2017). He presented his understanding of the situation. This was followed by Kris. S's his understanding and concerns. EC went into Executive Session at the end of the EC Meeting to discuss homeowner's request for a reduction in the fine.

2. Property Manager's Report:

*** Budget Update:**

Wonderful. Snow plowing was under budget this year by \$2755.

*** Infrastructure Update:**

*** Speed bumps and paving:**

Three companies looked at job and two bids received with one more expected. Bids from Frenchy Paving and Pioneer Stone Seals. Cost will be for The Lane, Trinity Circle, West Warren Road and three speed bumps (Northampton St near Dining Hall, Asbury Road and The Circle). Motion made and seconded to award contract to Pioneer Stone Seals (who had lowest bid and good record with Pancione Associates). PASSED.

*** Tree removals and trimming; need for beginning to replace):**

Pancione circulated list of proposed trees to be removed or trimmed noting that there are some very large removals this year (projected around 7/23 and 7/24). Pink band on tree means trim and yellow means remove. Wendy K, on behalf of the Property Comm brought up some questions re: tree requests and decisions which were clarified. Wendy K. will put list on the Listserve and make sure homeowners are aware of dates of work. There will be traffic disruption and blocked off detours in place. Mike was thanked for the good organization and communication with homeowners re: tree removal request forms.

*** Fire Hydrants (update from Brendan on adequacy, etc and reminder to DPA to flush):** Tabled.

*** Other:**

*** Storm Drain Fees (seeking relief for HALP and owners' individual bills):**

Brendan absent. Mike reported need engineering map of "park" which costs about \$3500. Due to homeowners quarterly storm drain bills and HALP bills for sewer it could be worth it. Mike told to go ahead only if the city is serious about forgiving fees as no sewer use by "park."

*** Wood Chipper for Sale (Status):**

Sold for \$200.

*** Construction Guidelines (Tabled for vote):**

Based on past reviews and revisions, a motion was made and second and PASSED to "accept the new Construction Guidelines."

*** Moving Cars in Dumpster Lot to Salt Barns (status?):**

Discussed. Tabled.

*** Refurbishing of Entry Gate (update):** Tabled.

*** Trash Removal (?Change companies):** Mike P presented information from USA Waste & Recycling for garbage removal every two weeks and single stream recycling bin (paper, cans and recyclable plastic) every week (savings of \$110/month). Tabled.

2. Property Manager's Report (Continued):

*** Recent Water Main Break:**

It was caused by a break in the meter well on the Water Dept side. Found to not be enough tensile strength in a bolt. Not charged for repair or lost water. A small charge from plumber who was called prior to discovery that it was Water Dept's issue.

*** Electricity for the Tabernacle and Chapel:**

Does electricity bill for Normal Hall include the tabernacle and chapel? Mike P will follow up. Tabled.

3. Committee Reports:

*** Property Committee:**

*** Mosquito Control (Status on what was done; suggestion of doing a trial of Spartan Mosquito.com method):**

Method explained and discussed. Mike P asked to f/u by finding out whether he can get a bulk rate for enough of the system to do a trial in LP.

*** Poison Ivy:**

Found by #105 and removed.

*** Firewood at Friendship fire pit (can it stay for end of summer bon fire and sing along?):**

Firewood was offered to LP by owners of #64 whose cottage was sold. Put next to the Friendship fire pit near the Dining Hall.

*** LPA Concern - Faucet near fire pit, issues:**

Wendy reported that it doesn't work and requested that Mike P look into what is wrong and cost of repair. Mike will follow up but thinks that the curb-stop (outdoor water shutoff valve) may not be turned on.

3. Committee Reports:

*** Orientations:**

Tryna H, VP absent but one known: #64.

4. Review of EC Minutes from 5/14/18 Meeting:

Reviewed and approved (motion, seconded and VOTE).

5. Scheduling of Next Meeting: 7/9/18

6. Old EC Business:

*** Concern (can non-home owner be on HALP committee and/or chair or co-chair):**

Discussed whether a non-homeowner can be on HALP committee and/or chair or co-chair. A non-homeowner can be on a HALP committee. VOTE taken and PASSED stating that "Non-homeowners shall not be allowed to chair or co-chair a HALP committee." Elizabeth N will inform Advisory Committee of decision.

*** LPA (hanging of banner for Laurel Park Arts on red barn by side of road):**

LPA was told by the city that they can only hang a banner advertising summer events for up to 30 days. Therefore they now want to explore putting some colorful flags at the front entrance to make LP look inviting and exciting for all the events planned for the summer. Discussed pros and cons. Elizabeth will convey discussion to LPA. Tabled.

*** #31 (status of clearing pile of junk from dumpster lot):**

Discussed. As decision from last meeting was not conveyed to the homeowners they will be contacted by Wendy K to clear debris from their trailer and the ground around it at the dumpster lot or face a fine (per last month's EC Meeting).

*** Year-Round Residency in Summer Cottages While Paying Summer Condo Fees; update from Pancione):** Still waiting for research from Pancione. Tabled.

*** Car Stickers (magnetic and just house numbers for use for identifying non-LP people at dumpster and Pancione when snow plowing, etc):**

Discussed. Motion to "Direct the Property Committee to take steps to initiate the use of stickers or magnets for use on cars identifying unit numbers." VOTED AND PASSED>

*** Review of Management Company's Contract (Wendy and others getting copies of previous forms):** Discussed. Not gotten. Kris S asked Mike P for a copy of Pancione Associates contract with HALP. Tabled.

7. New EC Business:

*** #71 (can homeowner rent to someone with disability for longer than six months under hardship clause in by-laws):**

Discussed. By-law (11.5.1) addresses renting houses. Houses may be rented for no more than six consecutive months in a single 12 month period. Exceptions can be made for hardship. Proposed renter has a disability and the house is accessible, however, the hardship exemption would apply to a owner and not a renter.

*** Complaint (neighbor's cutting down of small tree and two laurels):**

Discussion. Kris will follow up via email.

*** Speeding (grey Toyota observed speeding on more than one occasion; protocol?):**

Discussed. Tryna will be asked to convey issue and concerns to homeowner's son living in the house where the speeder is living. He will be asked to speak to his housemate and let her know that she needs to not speed or be fined. Driver has been confrontational when approached about speeding. In the past some speeders were required to park at the dumpster lot and walk to their cars.

7. New EC Business (Continued):

* **Beautification of Park (from EC Retreat - excess stuff around cottages including overgrown weeds; can standards of repair per bylaws be implemented:** Tabled.

* **Lap Tops (inexpensive) for Property Committee Chair and Clerk (purchased by HALP):**

Discussed pros and cons. Jody will meet with Shivani, Clerk to trouble shoot difficulties with EC Minute attachments not able to be opened by some homeowners.

* **EC Retreat (Update and discussions; what want to put on agenda other than what put on above:**

Discussed. Members will review EC Minutes and suggest ideas at July's meeting for future agenda items. Jody S will look into history of stipends.

8. Executive Sessions:

EC went into and out of Executive Session.

Respectfully submitted,
Shivani Kleinerman, Clerk