

## **HOMEOWNERS AT LAUREL PARK EC MEETING, 8/13/18**

### **DATE/LOCATION:**

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

**ABSENT:** Jody Santos

**NEXT MEETING: 9/10/18**

### **MINUTES:**

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

\* **LPA (cost of utilities to keep Normal Hall open in the winter; statistics on use and events):**

Tabled until next meeting when Elizabeth N and Mike P will have statistics available on winter heat/utilities and use.

\* **#67 (construction of patio):**

Plan was submitted and explained. Kris S looked at the area and the plan and didn't see a problem. Brendon Kuntz, Pancione will also look at it and report back to EC re any concerns, especially drainage as on incline.

\* **#98 (request to pay seasonal rates as only lives in LP six months of the year and resident of Florida):**

Homeowner came to meeting to request paying seasonal condo fees as he is a resident of Florida where he votes and his car is registered (only lives in LP about six months of the year). By-law was explained to him and he must pay the regular condo fee as seasonal applies to the house designation determined by water hookup.

Homeowner also had concerns about pot holes in front of his house and the Trinity Circle area. Explained that the area is planned for pot hole filling when roadwork is done at the end of August. Mike P and Brendan K will both take a look at the area. He is also upset about speed bumps as he thinks people are speeding by his house and out the Coles Meadow Road entrance.

\* **#44 (corroded water pipe; septic plan):**

Homeowner explained issue and that water pipe is under kitchen sink. On 8/22 the pipe will be repaired and she will pay for the part within her footprint and HALP will pay for the part outside her footprint. Told that the EC will need to see an insurance binder from the plumber.

\* **#92 (rock removal request):**

Plan presented to EC. He would like large boulders removed from near his house (may have been moved to the side when the house was built). He states that they block a path to a kissing tree and the large stones are glacier and could be useful elsewhere in the park. Discussed and decided that the Property Committee will take a look at it and make a recommendation to the EC.

\* **#57 and #55 (responsibility for ground cover under large Maple Erwin planted; Pine he planted on corner of Springfield and Northampton St):**

Discussed. #55 who brought this to the EC is going to have #57 and/or people who park in that area bring this issue to the EC if so interested.

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

\* **Budget Update:** Mike P reported that it looks good.

\* **Infrastructure Update:**

\* **Road Work:**

Mike reported that it was postponed due to wet weather (won't adhere well). Planning for early September on a Saturday (how we get good price on equipment).

\* **Tree Removal/Trimming Project (update):**

Tree removal and trimming will resume in the next month or so (worker got stung in the eye by a bee which caused temporary halt to work). Notices will be put on doors on Simpson Ave the day before as many are at home during the day.

\* **Storm Drain Fees (update):**

Tabled. Report being readied and will be sent to the EC for review on financial feasibility of pursuing.

\* **Refurbishing Front Gate (quotes; historical colors, etc):**

Have had two bids, one at \$2,200. More will be gotten. MOTION made to postpone the painting of the front gate until next year which was VOTED on and PASSED.

\* **Trinity Circle (drainage issues):**

Will be worked on as part of upcoming road work.

\* **Other:**

\* **Maturing mortgage for post office:**

Discussed. MOTION made to "pay the \$13,198.24 out of reserves and then pay it back monthly via income (i.e. condo fees). VOTED and PASSED.

\* **Electricity for the Tabernacle and Chapel (who is being billed and who should be billed - follow up by Kris and Brendan):**

Pancione can't find any bills that were paid for these buildings. Nor can LPA. Pancione will follow up.

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

### **\* Other (Continued):**

#### **\* Year-Round Residency in Seasonal Cottages (how far go back - Status?):**

Discussed re: #99 (only house determined to have been paying a seasonal rate when should have been paying the full condo rate). A letter will be sent to the homeowner requesting that the full, monthly condo rate start to be paid each month forward and that a notice will be sent informing the homeowner what the amount of back due condo fees will be due.

#### **\* Tractor Use in Park (how often?):**

Question from a member of the PC. Mike P reported that there are piles around LP all the time. Originally, the small tractor picked up two times a week but got way out of hand. Now, doing it for two-three hours per day about four times a week. More cost effective as well. Workers are also grading pot holes and branches that fall in storms. Now, with the hot weather, Pancione doesn't want the workers out after noon

#### **\* Are Residents Allowed to Use Roundup around homes and roadways?:**

Discussed. Nothing in by-laws about subject. Technically, it can be used. Salt and vinegar (especially 20% vinegar) can work well. Wendy will talk to person who raised question.

## **3. Committee Reports:**

### **\* Property Committee:**

#### **\* Spartan Mosquito Control Trial (update - Wendy):**

Trial done by some members of PC. While there were less mosquitoes the extremely hot weather contributed so results are not conclusive. Another trial might be done next Spring. Dunks kill dragonfly which eat mosquitoes. The PC will discuss whether to not dunk next year.

#### **\* PC Report:**

Wendy reported on PC Committee meeting in Normal Hall in July, the possibility of a one-time stump grinding event (criteria to be established), delay in tree work and communication about tree work to homeowners, plowing map being updated, septic education guide, project to prepare guide to LP structures/historic structures, construction guide on website, friendliness of Pancione staff, problem with mulch between Springfield Lot and a house (removed), evaluation of Pancione Contract (will be given to EC) and clutter and home maintenance per by-laws.

### **3. Committee Reports (Continued):**

#### **\* Property Committee (Continued);**

#### **\* #49 (condition and effect on property values):**

Homeowner owns three houses in LP (one in a son's name). Prior to its purchase a couple of years ago the EC/PC had tried to get it condemned and demolished. Homeowner who bought it had plans to demolish (at least partially) and renovate. Became complicated as there is no right to rebuild unless specified before tear down and then must be done in six months. Noted that if it is torn down must have footprint dimensions. Kris will look at the by-laws (6.1 is one of relevant ones). Tabled.

**\* Orientations:** #94 oriented and #17 (visitor for three months).

### **4. Review of EC Minutes from 7/9/18 Meeting:**

Reviewed and amended. MOTION made to accept as amended. VOTED/PASSED.

### **5. Scheduling of Next Meeting: 9/10/18**

### **6. Old EC Business:**

**\* #31 (status of trash removal around trailer parked in dumpster lot - Tryna/Wendy):** It was removed.

**\* #29/28 (beautification around house - follow up and insurance binder):**  
In process. Homeowners followed up with Pancione re: trees. No insurance binder yet.

**\* Review of Management Company's Contract (Status?):**  
Waiting for review by PC. Tabled

**\* Remove vehicles to salt barn area:**

Vehicles were moved. There are four spots in the dumpster allotted for trailers. Cleaned and mulch put down. Currently, no available spots.

## **7. New EC Business:**

**\* Annual Meeting preparation and call for by-laws:**

Due date for by-laws will be on the List Serve.

**\* Change list serve from Yahoo to Google (virus attacking emails w/ attachments):**

Question raised as to whether the List Serve is the EC responsibility or not. Discussed with no resolution. Need for moderator of List Serve raised. Current, manager of List Serve does not want that role. Tabled.

**\* Write Clearer By-Law for Rental of Houses:**

Complex issue discussed as current by-law is unclear. Elizabeth N offered to attempt a simple rewrite to address the lack of clarity.

**\* Solar Power on Individual Houses:**

Discussed. It would require guidelines for installation. Tabled.

**\* Use of Houses as Airbnb:**

Pros/ cons and issues discussed. At minimum, guidelines for homeowners to rent via Airbnb would need to be developed. Tryna will discuss with her committee which is rewriting orientation materials.

**\* Rules/practices for short-term guests or house sitters:**

Tabled.

**\* Orientation Materials:**

Rewrite being worked on. When finished it will be provided to EC for review and acceptance. Tabled.

**\* EC Retreat and Topics for Possible Inclusion on Upcoming Agenda:**

**\* guidelines for when vote needed in EC meeting:** Tabled

**\* changes in how elections are run at annual meeting (Nominating Comm run, Clerk counts, per by-laws, along with a member of the Nominating Committee, unless clerk running and then designated to member of EC - clear ballots with cottage number:** Shivani will contact

Nominating Committee about this.

**\* Paddles to be purchased and used for voting at annual meeting (other than for EC:**

Elizabeth and Tryna will follow up.

## **7. New Business (Continued)**

### **\* EC Retreat and Topics for Agenda (continued):**

- \* Annual Meeting - hall to be opened at 9 am with time for sign-in and proxy paperwork to be done by 10 am:**

Tabled.

- \* Robert Rules - synopsis to be given out at Annual Meeting with Sign in:**

Tabled.

- \* Should specific time be allowed for discussion by each individual who wants to speak at annual meeting:**

Tabled (someone will have to be assigned to time).

- \* Beautification (add Fire/Police Dept metal signs at each cottage with cottage number - for emergency response vehicles, require numbers on all visible sides of houses, make street signs with names more visually appealing; condition of some houses and whether there can be a standard of maintenance on outside (review one in by-laws); Rock gardens.**

Tabled.

## **8. Executive Sessions:**

EC went in and out of Executive Session.

Respectfully Submitted,  
L. Shivani Kleinerman, Clerk