

HOMEOWNERS AT LAUREL PARK EC MEETING, 10/15/18

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: 11/19/18

MINUTES:

1. New Business from Homeowners for Agenda:

*** #90 (roof repair and notification of EC):**

Wendy represented homeowner who did appropriate EC notification for roof repair and re-roofing a while back.

*** #67 (Removal of wooden structure around pine tree):**

Homeowner would like to see something done to the pine in the wooden box at the corner of their parking space and Springfield and Northampton Streets. Their preference would be removal of the large box which is disintegrating as well as the tree. In the winter snow plowing and snow compromises the parking space and homeowner has had to park one of their cars in the lot across from the Dining Hall. Brendan K from Pancione looked at it and concludes that the large surrounding box could be taken away but tree might die. Wendy K, on behalf of the Property Committee, concurred that the box should be removed and wait and see if tree survives. This would be done to provide more space for cars and plowing during snow season. MOTION made and PASSED to remove the wooden box.”

*** Nominating Committee (Update on Work/Plans):**

#90 appeared on behalf of Chairperson of the Nominating Committee and reported that all is set for the Annual Meeting. Discussion held. Later in the meeting, Randy R, Chairperson came and and discussed plans for presenting those running at the Annual Meeting and providing two minutes each for speaking prior to voting. She passed out ballots for review.

*** #13 (wants his name on trailer list in dumpster lot):**

Resident is not a homeowner but partner is. Question of whether he should have a space in the lot designated for only four vehicles or not. He'd also like additional gravel put in the back but Mike P states that it was just done last year and he will check in the Spring to see if it needs it as there will be no gravel added unless demonstrable need is seen for it.

2. Property Manager's Report:

*** Budget Update:**

Mike P reported that while the budget is in a good shape, it may go over a little as while we are \$9,000 under now there are about 60 days left in the 2018 budget. We are somewhat over on tree work. Paving and tree work was costly. There is not much left to pave which should yield

2. Property Manager's Report: Continued

*** Budget Update (Continued)**

savings in the future. Work on the swale at Trinity Circle (major drainage work) cost \$3,500 and was not part of the budget. He went on to say that reserves are good and main buildings owned in LP are covered by insurance. Mike went on to point out that the removal of brush, leaves, garden waste was up this year due to unusual mounds of brush, tree removal residue that was left for Pancione to pick up. This went \$2,300 over budget but is good for the park which has been looking better. Brandan K will monitor and report on whether huge piles develop again next year.

*** Infrastructure Update (roads, trees, etc):**

*** Remaining Tree Work (Simpson and one other area) :** Tree work will require a crane and is scheduled for 12/11/18. Brendan stated that there are two trees on Simpson coming down (between #59 and #58). Shivani K pointed out that there is a third tree behind #58 that has a yellow ribbon around it that was also scheduled to come down. Mike P pointed out that we get a good price for the tree work as we are only charged for the time the equipment (i.e. crane) is used.

*** Paving:**

Paving is almost done with Baker Street and a few other things needed next year.

*** Other:**

***Storm Drain Fees from Town (efforts to get eliminated; status):**

Sieruta Engineering is willing to take a look at the park details and give an estimated cost of a proposal (which has to include a lot of technical work). He is going to approach the town first to make sure they are open to a request for termination of storm drain fees by HALP and homeowners.

***99 (status on payment of non-seasonal condo fee; date of defining letter - status):**

Discussion held re condo fees due from the homeowner who paid summer fees instead of year-round, regular condo fees for a number of years. It was established that this goes back to letter of 4/21/15. Pancione Associates sent homeowners a letter about the issue. The back fees owed which total \$2,058 as well as the need to start paying the year-round homeowner fee of \$180 as of October 1, 2018. Mike P reports they have not responded and he will follow up.

*** Concern of Member of Property Committee (lawn mowing people tearing up area behind Dining Hall over leach fields):**

Discussion held re water build up due to area on top of ledge and not on top of leach fields as thought by concerned member of PC. Tabled for next meeting.

3. Committee Reports:

*** Property Committee:**

Wendy reported activities of the Property Committee (PC) as follows. **Paving:** indentations left from roadblocks during recent paving and some cold patches recommended. Mike P stated that money could be saved by doing half the park this year and half next with oil and stone (agenda for PC for the future). **Speed Bump Warning Colors:** Some feel not noticeable enough although signs have been added since the PC meeting. MOTION made to add more yellow paint before the bump which FAILED.

3. Committee Reports: Continued

*** Property Committee: Continued**

Gravel Requests and Filling of Pot Holes/Dumpster Lot: List will be given to Mike P. for follow up. **Car Assessment Review, Stickers and Trailer Violator:** Next PC agenda.

Remaining Tree Removal Needs This Year: Specific information passed on to Pancione.

Fallen Trees (ours) on Coles Meadow Road: City dealt with it but did not take down an adjacent sick tree. Passing on list for tree work to Pancione.

Improved Landscaping at Front Gate: SU President presented possible proposal for UMass to do plan, etc at minimal cost. SU's budget may not cover. PC open and EC open depending on the cost.

*** Orientations:**

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None.

*** Review of New Orientation Package:**

New orientation package was reviewed by EC Members. MOTION made and PASSED to accept as written. A one-page summary of questions to be addressed is tabled.

4. Review of EC Minutes from 9/10/18 Meeting:

* Reviewed, corrected and voted to accept as amended.

5. Scheduling of Next Meeting:

* Will be held on 11/19 due to holiday weekend.

6. Old EC Business:

* **Property Committee (Status - "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. Discussion held and it will be put on the agenda for the PC to follow up on.

*** #73 (roof and sky light work - paperwork to EC):**

Work done.

*** LPA (Utility costs of keeping Normal Hall open in the winter vs use):**

Discussed. Elizabeth N has compiled usage information by dates, who and number of people. Mike P has informed EC that it cost \$2,500 last winter. Issue is on the agenda for the Annual Meeting and Elizabeth N is making a one-page summary as a handout.

*** #66 ("closet" addition on outside foundation - in/out footprint; status)**

Discussion held. Kris had followed up, looked at the area and talked with owners. Tryna H related information about the area in question informing those present that it had been out of the footprint and filled in by Lashaway in the past. Kris will let homeowners know that they cannot build on that outside foundation as it is not part of the footprint.

*** #48 (condition and many homeowners wanting it to be fixed or removed):**

Tabled until 1/2019 EC Meeting.

6. Old EC Business: Continued

*** 28/29 (waiting for insurance binder for work):**

Kris will contact the homeowners regarding status of the work, insurance binders, plans, etc.

*** Bi-Annual Review of Management Company (review done; a write up or documentation):**

Wendy K, Chairperson of Property Committee discussed review and recommendations of PC that Pancione Associates is meeting the requirements of their contract. EC members agreed and noted the many compliments by homeowners over the year (responding to emergencies, landscaping, snow plowing improvements, etc.) Wendy K will prepare a short write up for handing out at the Annual Meeting. This satisfies the requirement that the EC review the management company every two years.

*** Rules and Regulations for Short-term Guests:** Tryna H to write up a one-page summary of salient points for short-term guests that can be given to homeowners for their guests (snow plowing, noise regulations, emergency numbers, etc).

*** Annual Meeting (Final discussion and planning):**

Done.

7. New EC Business:

*** Homeowner (concerns re: car repair business at #31):**

Discussion held on resident at #31 who is running a car repair business on HALP property. This violates HALP by-laws and is taking up common parking spaces. Wendy will tell him to stop this work immediately or he will be fined. He will also be told that all cars in parking areas need to be movable for a snow storm so he should move the big car which appears up on a lift. In addition, he will be asked to remove all cars except those belonging to the residents of #31 within 30 days. If not done, a fine process will be started. The trailer should be parked in the dumpster lot (has permission).

*** Three homes Owned by Same Party (violation of by-laws):**

Discussed. The same party owning more than two homes in LP is a violation of the by-laws. Kris S will follow up and discuss with homeowners (also, ideas for resolution).

8. Executive Session: NONE