

**HOMEOWNERS AT LAUREL PARK  
EC MEETING, 9/25/17**

<b>Homeowners of Laurel Park Executive Committee</b>	
<b>Date/location:</b>	
<b>In Attendance:</b>	Kris Severy, Tryna Hope, Wendy Kane, Kathy Murri, Elizabeth Nett, Thom Herman and Mike Pancione Absent: Shivani Kleinerman
<b>Next Meeting:</b>	10/16/17

**MINUTES:**

**1. NEW BUSINESS FROM HOMEOWNERS:**

- \* # 80: Owner asked permission to enclose a back area which is part of the footprint. He was given permission but before starting work he needs to come back to the EC with plans and a building permit.
- \* #82: Owner wants to have steps replicating the current ones on the house. Also asked for a trench to prevent water damage from run-off. Permission given. Told to consult with the management company (Pancione) to know where water lines are before work begins.
- \* #86: Owner and contractor came with plans to replace rear rotting steps exactly as they currently are and also to replace front steps with a larger top stairs. Owner also asked the EC to consider forgiving the fine received for failing to follow the building procedures re: by-laws prior to beginning work. Work okayed; permit required by EC prior to beginning work. Easement necessary for larger top step. Discussing of forgiving the fine later in the meeting and unanimously voted against forgiving the fine.
- \*LPA: Co-Chair, Laura Kravitz, presented to request financial reimbursement for costs to 1) keep Normal Hall open during the winter; if HALP feels they cant, Normal Hall will remain closed during the winter. She reported that by combining the costs of 2015 and 2016, when NH was open in the winter, costs for utilities averaged out to \$2158 for the year. LPA is asking for \$1700 up-front to be added to or returned depending on actual costs. It could be as much as \$3000. It will be discussed and voted on at the Annual Meeting on 10/21/17.
- \* #81: The contractor came at the homeowner's request to ask permission to remove and replace siding on the street side, as needed, because rot was found underneath the siding. Permission given.
- \* #35: Brought insurance for plumber working on his home (though was not necessary).
- \* #117: Brought copy of permit for work being done in the home.

## **2. PROPERTY MANAGER'S REPORT:**

- \* **Budget Report:** Budget reviewed with Property Management. Trees - we are 8% over proposed budget due to tree work. On 11/1/17, as planned and covered in initial cost, crane came to take down two trees, one at #98 and the other, near #24. One final walk-around before crane comes in.

- \* **Condo Fees in Arrears:** Unpaid condo fees reviewed.

- \* **Infrastructure Update:**

- \* Simson parking lot area regraded so that the water flows away from #56. Ditch dug to help that effort. Also, by the leveling the lot, the five parking spots are more easily accessible to all residents who park there.

- \* Water line break behind #52 was repaired.

- \* Dining Hall kitchen floor to be replaced. Unable to locate a company to come out and for a third estimate. Will continue looking.

## **3. COMMITTEE REPORTS:**

- \* **Property Chair:** Part of discussion under Infrastructure Update above.

- \* **Orientations:** None

## **4. APPROVAL OF EC MINUTES FROM LAST MEETING:** Approved as amended.

## **5. SCHEDULING OF NEXT EC MEETING:** 10/16/17 at 615 p.m.

## **6. OLD EC BUSINESS:**

- \* **Dining Hall Kitchen (replacement of wood floors):** Discussed above under Infrastructure update.

- \* **Single source recycling:** Kathy Murri offer to check on our contract with the trash company to see if a single-trash dumpster is something we could consider and to find out what other options are available.

- \* **#94 (status?):** Although the amount of overdue condo fees and fines were paid, the illegal addition is still there. A motion was made and carried unanimously to start an injunction on #94 for the court to order the homeowner to remove the addition.

## **7. NEW EC BUSINESS:**

- \* **#40:** Discussed above under New Business from Homeowners.

- \* **LPA:** Asked if the Homeowners at Laurel Park would pay to remove a dead trees from the entrance to the 9 Acre Woods. After discussion, it was felt that we could not.

- \* **#49:** Did some clean-up around his home as the EC requested.

- \* **#87:** Letter from several homeowners received via #87 regarding Springfield Parking Lot issues. It was reviewed and referred to the Management Company and Property Chair to discuss.

**8. EXECUTIVE SESSION(S):** None

**Questions?**

*These minutes are composed with brevity in mind. If you have questions regarding any of the issues set forth here, please email us at [laurelparkec@gmail.com](mailto:laurelparkec@gmail.com). Thank you!*