

EC MEETING, 10/16/17

Homeowners of Laurel Park Executive Committee	
Date/location:	
In Attendance:	Kris Severy, Tryna Hope, Wendy Kane, Kathy Murri, Elizabeth Nett, Thom Herman, Shivani Kleinerman and Mike Pancione
Next Meeting:	11/13/17 at 6:15

MINUTES:

1. NEW BUSINESS FROM HOMEOWNERS:

- * #75: Owner of house being built brought plans and requests a balcony be added on the second floor of the SE corner. It will not be on the ground and as common land it can be walked under. Not braced. Discussion with decision that this is okay but a view from the side should be added by the contractor and shown to EC via Kris. As part of the current building permit, a new one is not needed but should be shown to the building inspector.
- * #77: Owner came to represent herself and others who use the lot re: snow plowing (snow has been being plowed toward the houses and there are problems with rocks. Mike Pancione stated that they can plow lengthwise and put the snow where it will drain into the woods above the dining hall. Pros and cons of paving the lot discussed (some septic system involvement). Issue will be revisited next Spring (after finding out where septic systems are in the lot).
- * #59: Issue represented by #55. Basically, want Mike Pancione to know that there are leaves in the catch basin. Raised question of whether the black mesh collars that were put around the two drains will keep water from draining into the drains. Mike will look at the situation and remove the collars if they need to be removed.

2. PROPERTY MANAGER'S REPORT:

- * **Budget Report:** Reviewed and discussed. Budget basically in good shape. Went over 8% for tree removal but made money up in other areas. Still a healthy amount in reserves. Budget prepared for next year and will be presented at the Annual Meeting on 10/21/17. There will be a recommendation of a 3% (\$5.00 per unit) raise in condo fees which is standard.
- * **Condo Fees in Arrears:** Discussed. Several owners have caught up their past due amounts. A couple of situations with behind fees discussed.
- * **Infrastructure Update:**
 - * **Trees:** Discussion held on various aspects of tree issues. An interesting fact from the recent LPA tree event (from an Arborist) is that there was a tornado in the 30's that wiped out a lot of trees and that is why so many in LP are of a similar size now. Elizabeth Nett has found more trees that should come down. There will soon be a Tree Removal Request form on the website which in the future will be required for requesting a removal of a tree. There will be a deadline each Spring for the forms to be turned in. This will be discussed more. Tryna Hope has been telling individuals at orientation that they need to make requests for tree removal to Wendy Kane, Property Chair. There just can't be a "rolling" list of add-ons to the tree removal list (expense, etc). Mike Pancione

has talked to the tree company about treating for Scaly Bug and the pest that attacks Hemlocks. Apparently, it is not recommended to treat yearly as it would cost "thousands" and not improve results.

- * **Winterizing:** Water has been shut off to the communal garden and at the front gate. Also in the Dining Hall Kitchen which has also been winterized. Normal Hall will also be winterized pending the results at the Annual Meeting Re: whether to keep it open for the winter or not.
- * **Snow Plowing:** Pancione, the management company, has spoken to three snow plowing companies and are really impressed with one who is the biggest. Applicants have done walk arounds, told the issues and problems, and been given maps. Pancione has requested that whomever gets the contract plows LP first and uses the same plowers so they become familiar with LP's idiosyncracies. All parking lots to be plowed will be marked with reflective poles. Maps will be marked, etc. Same will be done in the Spring for what ever company is doing mowing.

3. COMMITTEE REPORTS:

- * **Property Chair:** Part of discussion under Infrastructure Update above.
- * **Orientations:** None

4. APPROVAL OF EC MINUTES FROM LAST MEETING: Approved 10/21/17 minutes as amended.

5. SCHEDULING OF NEXT EC MEETING: 11/13/17 at 6:15 p.m.

6. OLD EC BUSINESS:

- * **#86:** Owner has suspended work on the house (including the porch) until the SOP (drainage project) is done. Discussion of legal opinion that was gotten by Kris S. on behalf of the EC which is that the requested steps are not a simple replacement and would require an easement. Kris S will make notes from the discussion with the lawyer.
- * **Single-stream recycling:** Kathy M reported that as a residence we are not eligible for it. However, she did work with the dumpster company to get larger dumpsters which are now in place. One problem is that people are putting garbage in with the paper recycling. Discussion held. As the signs on the dumpsters all look rather the same, better signs that clearly distinguish what belongs in the dumpsters will be made.
- * **#94:** Status discussed. There is a foreclosure auction set for October 24th. Discussion held. The bank will be informed of the non-conforming addition to the house with the hope that to sell it, the bank or new owner will have to agree to remove the addition. A court order will be filed requiring the addition to be removed.

7. NEW EC BUSINESS:

Contractor Guidelines: Brought up by Thom Herman, member at large, who suggests that due to the many issues the EC has had with contractors and homeowners regarding remodeling, contractor guidelines be put together based on the by-laws and "courtesy guidelines." Discussion held. EC likes this idea and project will be given to someone in the near future.

8. EXECUTIVE SESSION(S): None

Respectfully submitted, Shivani Kleinerman, Clerk