

**HOMEOWNERS AT LAUREL PARK  
EC MEETING, 12/11/17** *Amerided*

<b>Homeowners of Laurel Park Executive Committee</b>	
<b>Date/location:</b>	
<b>In Attendance:</b>	Kris Severy, Tryna Hope, Wendy Kane, Jody Santos, Elizabeth Nett, Thom Herman, Shivani Kleinerman and Mike Pancione
<b>Next Meeting:</b>	1/8/18 at 6:15 p.m.

**MINUTES:**

**1. NEW BUSINESS FROM HOMEOWNERS:**

- \* **#31(wants to park utility trailer at barns):** Wants to park utility trailer at truck barn lot. Discussion. Assigned a space at truck barn lot. Needs to make un-mobile car mobile so it can be moved when snow plow comes.
- \* **#100 (request to be on the Property Committee):** One of owners (CN) would like to be on the Property Committee. Referred to EC for discussion later in the meeting. Discussed. CN invited to be on Property Committee.
- \* **#35 (people caught dumping of inappropriate material in dumpster, permission re place rebar caps on the steel rebar markers on roads, wants to leave truck in the Truck/Barn lot on rare occasions; uncapped rebars; Pandcione dumping incident):** Owner concerned about Pancione Associates dumping incident of construction debris in dumpster last month. Mike Pancione reported that new staff and Pancione paid the bill to empty the dumpster. Also, concerned about several uncapped rebar poles marking areas for snow plowers (hazardous). Mike Pancione reported that the staff were reprimanded. Owner would like to park his work truck overnight in truck/dumster lot on rare instances. Discussed. Within rights to do so.
- \* **#92 (wants to set up a committee to study park management):** Suggested at Annual Meeting and part of agenda would be looking for ways that the EC work load could be reduced. Discussed and committee will be formed.

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

- \* **Budget Report:** Mike Pancione reported on budget. Trees (removing and trimming and roadwork put budget a bit over. Will be made up from other line items which were under budget. Basically, HALP has good financial health and the balance sheet is strong. Lowest condo fees in arrears in years
- \* **Infrastructure Update:** Mike P. reported that the first snow plowing had a few problems on upper Warren. Trinity Circle had some problems. Cars need to be moved to the bigger lots after plowed. No one moved cars from lot across from Dining Hall is first snow storm.

on need for trench to be filled. Will be put on next month's agenda for status.

- \* **Dining Hall (status, winter storage and SU management - and, review vote on in November and what can be stored in it):** Elizabeth Nett, as a member of EC and SU, will take charge of dining hall storage. She knows everything that is stored in the dining hall except for a renter who has personal items stored there. Elizabeth will check the dining hall before the next meeting to see if there are inappropriate items in the DH. There is a red bike of unknown ownership. Lock box to be removed and access will be by Elizabeth with back up by Tryna. Status to be discussed at January meeting.
- \* **Dining hall (#85 renter using for storage; guidelines; needs orientation):** Kris to email the owners and inform them that their renter needs to know all rules and regulations of LP and adhere. Orientation? Status to be discussed at next meeting.
- \* **Normal Hall (status re: LPA and managing use and thermostat in winter):** Elizabeth Nett, who is in charge of use of Normal Hall for the winter reported. States that they are using just the kitchen area and not the big room. Heat is kept at 55 degrees and turned up to 65 when in use and then returned to 55.
- \* **Contractor Guidelines (Property Committee drafting - status):** Kris will draft guidelines for the Property Committee to review and offer revisions. It will include a work request form of what is needed. Once completed and approved by the EC, the guidelines will be given out at Orientation.
- \* **#94 (status):** Kris reported that Nicholas Grimaldi, ESQ needs to write to Pancione to have them appoint someone in their office as liaison for him. House was foreclosed on by the bank and notices were sent to the bank on what owed. It is a slow process and have not heard back from bank. Bank is delinquent but but will owe fees.
- \* **Request that EC Minutes, meeting notice, minutes, and snow and leaf plowing info be posted (status; tabled from last meeting):** Discussed. EC Minutes and EC Meeting date/time already posted. Usually, disappear. Snow plowing too tied to the weather and on list-serve to have the bulletin board be a functional place to post any sort of schedule. Leaf pickup on list-serve and Property Chair will consider posting in 2018.
- \* **Registering By-law Changes and Finalizing New Officers (status):** Kris reported that printer is getting them ready to sign and process. Kris and Jody Santos, Treasurer will need to sign on the same day. Clerk can sign as convenient.

#### 7. NEW EC BUSINESS:

- \* **Normal Hall Insurance (increase now that open for winter?):** Kris will call insurance company. Table to next meeting.
- \* **#107 (had wood delivery and truck was driven over a septic system and leach field):** #95 was walking around and noticed truck tire tracks on the ground from the back side of the house #107 over leach field/septic system. Discussion held. #107 will be told not to have wood delivery truck drive over the leach field or septic system.
- \* **Recycling policies (reposting and distributing):** Discussed. Going out in a mailing with Snow Policy and a Tree Work Request Form.
- \* **#58 (pod in front of house):** Owner contacted by Tryna Hope and was told that the pod will be gone by 12/30/17. Status to be discussed in January.
- \* **Thom H, representative-at-large (two LP community meetings scheduled):** Thom reported that he has scheduled community meetings with the EC where homeowners can bring up issues and concerns and just be listened to (no

arguing or personal attacks). Normal Hall has been reserved for 2/17/18 at 10:30 am-Noon and 6/2/18 from 10:30 am to Noon. EC members are encouraged to attend and put on their calendars.

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

**Respectfully submitted, Linda Shivani Kleinerman, Clerk**

**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!*