

## HOMEOWNERS AT LAUREL PARK EC MEETING, 1/8/18

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

**NEXT MEETING:** 2/12/18 at 6:15 p.m.

### MINUTES:

#### **1. New Business from Homeowners (in attendance):**

\* **#112: (Praise and thanks to Mike Pancione):** Homeowner came to the EC Meeting to compliment and to thank Michael Pancione for helping him with frozen pipes during the very cold weather we recently had. Mike Pancione got involved and resolved the problem with the frozen pipes by "thinking outside of the box" and being "creative, resourceful and inventive." Elizabeth Nett, Member at Large, also complimented and thanked Mike Pancione, as on New Year's Day there was no heat at Normal Hall for an event planned. She called Pancione Associates for assistance and Mike himself answered the phone on the holiday and the problem was resolved.

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

- \* **Budget Update:** Financials continue to look good.
- \* **Infrastructure Update:** Centered on snow plowing. See below.
- \* **Snow Plowing Update:** In general, snow plowing went well during the past storm. Many homeowners reported they were quite happy with the snow plowing and felt that so far it was better than last year (especially roads). There were some problems which were discussed so Mike could be aware and take remedial actions. The new company is getting to know LP which is difficult to plow and plowing should get even better. Discussion held. Records are being kept as to the cost and benefits of the new company, JW Cotton (in comparison to previous years).
- \* **Other:**
  - \* **#105 (large branch dangling from a very tall tree near #103):** Discussed. Kris S. will take a picture of it and send to Mike P.
  - \* **#76 (concern about whether road treatment to reduce snow and salt is environmentally okay; hurts her dog's paws):** Discussion held. Wendy Kane presented research on the deicer (Clearlane) that Cotton, the current snow removal company is using. It is environmentally friendly (won EPA award) and calcium-based instead of a sodium based salt product. It is used around the Quabbin and pet-friendly (however, dogs paws should be wiped off after walking). Kris S. will contact the owner of # 76 re: her concerns and EC discussion.
  - \* **Trinity Circle (Swale):** It can't be cleared out. Mark from Pancione can scoop out at end of parking lot (after snow plowing).

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- \* **#44 (86-year old to move in sometime in February):** Has handicapped placard and family (who lives in LP and owns #44) asked that the one-person parking area be plowed. Passed on to Mike P. Drawing for temporary handrail was turned in.
- \* **Normal Hall (no heat on New Year's Day):** No heat in Normal Hall on New Year's Day when an event was planned. Pancione was called and resolved issue (propane tank empty). Account has now been put on auto-fill. Discussed as well as number of events and winter use of kitchen area of Normal Hall (winter events are not being held in large main room).
- \* **Increase rent for renters who rent in house near mail boxes:** Mike P. brought that rent has not been increased in many years and suggested raising rents \$75/month each for the two apartments. Discussed. Vote taken (passed) on raising rent for each apartment \$75/month, starting March 1, 2018.

### **3. Committee Reports:**

- \* **Property Committee:** Many issues and topics discussed under Property Manager's Report above. In addition, Property Comm is working on a draft of Construction Guidelines (based on By-laws). Only two members were at the last meeting. Starting now to work on long-range Mosquito issue in LP. Looking for more places to put mosquito dunks before snow completely melts. Discussion held. Importance of homeowners checking around their houses and keeping water out of containers mentioned. Map has been made of potential high traffic area to get speed bumps in the Spring/Summer.

- \* **Orientations:** Renter of #85 oriented (owners moved).

**4. Review of EC Minutes from 12/11/17 Meeting:** Minutes, which were sent out via email to the EC Members 1/3/17 were reviewed and changes made. Minutes were approved as amended.

**5. Scheduling of Next Meeting:** Next EC Meeting will be on 2/12/18 at 6:15 p.m.

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

\* **Normal Hall Insurance (does it need any changes now that Normal Hall is open to homeowners in the winter):**

Kris has not heard back from Scott King at the insurance company that insures LP. Tabled.

\* **#58 (Amax Storage Pod on common property in front of house):** Discussion held. Owner will be sent a letter requesting that the storage pod be removed by 1/31/18. If not removed by that date, a fine of \$5.00 per day, starting 2/1/18 will be incurred.

\* **Dining Hall Winter Storage (status from Elizabeth N. in general and #85 renter's belongings stored there):**

Status of homeowners storing items for the winter in the Dining Hall discussed. Elizabeth N. reported that in general it is going well. She is primary contact for accessing the Dining Hall with Tryna H. as back up. Follow up discussion on renter and storage of his things.

It was decided that Elizabeth N. will contact the owners of #85 and let them know that they are responsible for their tenant knowing by-laws and rules at LP.

\* **#94 (status):** Bought by the bank who is paying fees and fines. Discussion held. If bank owns, question of whether it needs to know that there are people living in the house.

Tenants need to be oriented. Kris S. will follow up with attorney re: issues that the bank should be taking down the non-conforming structure and that there are people living in the house.

\* **Reminder of Community Meeting to Discuss Concerns, etc on 2/17/18 from 10:30 to noon**

**7. New EC Business: None**

**8. Executive Sessions: None**

Respectfully submitted,  
Linda Shivani Kleinerman, Clerk