

**MHOMEOWNERS AT LAUREL PARK
EC MEETING, 2/12/18**

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

NEXT MEETING: 3/12/18

MINUTES:

1. New Business from Homeowners (in attendance):

#101: Owner came to the EC meeting to discuss plowing problems with the parking lot at Trinity Circle and fact that it is chronically being missed. She brought a map to clarify needs. Discussion held and clarification given to Mike and Brendan from Pancione.

2. Property Manager's Report:

* **Budget Update:** Budget reviewed. Overall looks good. Mike P is keeping information on the cost of the new plowers (Cotton) so that he can compare with last year's snow removal costs. In addition reserves were reviewed as well as condo fees in arrears. Raise in rent for two renters in building by post office will take effect on 3/1/18. Both tenants signing and will bring about \$2,000 increase in yearly income to HALP (raise suggested by Mike P).

* **Infrastructure Update:**

* **Snow Plowing:** Discussed with focus on what is going well and what needs improvement. By and large, homeowners are very satisfied with the condition of the roads.

* **Other:**

* **LPA Utility Bills (transferring utility bills from LPA to HALP; and need invoices for utility bills paid):** Discussed and Mike Pancione requested that Jody S., Treasurer, have LPA send him bills for what they have paid and he will reimburse them. As they want the bills sent to HALP instead them, Mike also requested that they send this request directly to Mike and his staff will make the change.

2. Property Manager's Report (Continued)

*** Emergencies**

***#12:** There was also an **emergency regarding #12** in which no one is living permanently as space heaters left on. A neighbor reported this due to fears about a possible fire. Reported by Wendy K. to Mike P. who called the Fire Department (FD). The FD came and inspected inside

the house and moved items away from the heater (including construction debris). Homeowner was emailed to inform about what happened.

***#82: Frozen septic lines at #82** which goes under Springfield Parking Lot. Situation was pretty complicated and repairs will be finished in the Spring (temporary fix now). Mark from Pancione oversaw the work done by Karl's Site Work. Discussion held.

3. Committee Reports:

*** Property Committee Report:**

Wendy K., Property Chair reported that members of the Property Committee will be walking around Laurel Park and documenting potholes on roads that need attention. This will be given to Pancione Associates for repair. Mosquito control is a focus now as they start breeding early. Discussion held. Requested maps from Pancione as to where they put dunks (which are effective up to about 100', buying some dunks to provide to homeowners for around cottages; LPA's need to check the wet lands they own and address issue; and, a campaign to request homeowners keep up on items around their houses that hold pooled water. Permanent speed bumps discussed (14 feet wide and 6-8 inches high). Discussed with Mike P noting that it is a long-term process and the first ones installed from the map done by the Property Committee will be the ones on roads that being paved this Spring/Summer. Wendy also brought up an idea suggested by Brandan from Pancione to try and request that HALP homeowners are not charged storm water fees (bill now goes to homeowners) as well as have water bill adjusted as it includes sewer as we have no sewer pipes (septic systems). Letter of something similar being done by Amherst farmers provided. Brandan will follow up on beginning this process.

*** Orientations: None**

4. Review of EC Minutes from 1/8/18 Meeting:

Minutes reviewed, discussed. Voted to accept as amended.

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5. Scheduling of Next Meeting (3/12/18): Scheduled

6. Old EC Business:

* **Normal Hall Insurance (does it need any changes now that NH is open to homeowners in the winter?):** Kris S checked with insurance agent and insurance does not need to be changed for Normal Hall staying open year round.

* **#58 (Amax Storage Pod on common property in front of house, status?):** Tryna, who has spoken with the homeowner said that it is to be picked up on 2/16.

* **#76 (Status on concern about use of Clearlane - amount, environmental impact and dog paws):** Discussed. Mike P will follow up and is monitoring both amounts and cost.

* **#94 (Status?- real estate agent now involved and bank wants to fix problem with non-conforming structure; Kris f/u with bank and/or real estate agent re: people living in house):** Kris S spoke with the bank and real estate agent, John Brunelle of B&B Real Estate, who will be selling the house for the bank. Real estate agent will be sure that the non-conforming structure is taken care of as part of sale. There are no longer people living in the house. Kris will be asked to follow up with real estate agent to make sure the house has some heat on to prevent pipes from freezing.

* **Dining Hall Winter Storage (status):** Elizabeth N provided update. Discussed. May 1st is the deadline for everyone to get their belongings, stored during the winter, out of the Dining Hall. Next Fall, a note will be put on the list-serve and the Bulletin Board as to what can be stored in the dining hall during the winter months.

* **REMINDER: COMMUNITY MEETING 2/17/18 at 10:30:** Discussed.

7. New EC Business:

* **Committee to Review Work Load of EC (appoint a committee to review and make recommendations):** Tabled until 3/12 EC meeting as Kris S, EC President, not at the meeting tonight.

8. Executive Sessions: NONE

Respectfully submitted,
Shivani Kleinerman, Clerk