

HOMEOWNERS AT LAUREL PARK EC MEETING, 4/9/18

DATE/LOCATION:

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

ABSENT: Elizabeth Nett

NEXT MEETING: 5/14/18

MINUTES:

1. New Business from Homeowners (in attendance):

*** LPA/SU (Mixed up payments from HALP):**

Mike Pancione provided a memo of each check sent to the Social Union (SU). Reviewed and discussed. Both the SU and LPA are each supposed to get an annual check from HALP for \$1500. In addition LPA gets an annual check from the \$20 annual fee from each homeowner. This caused confusion at Pancione Associates with all money going to the SU and none to LPA. HALP is now also paying utilities at Normal Hall. Jody S., EC Treasurer and Mike P will resolve. Jody will f/u with switching utility bills from LPA to HALP.

*** #80 (plans for work on parents' cottage):**

Discussed. Roof was done but now addressing a failed septic system. Kevin Kamosa, septic specialist, involved. Files for #80 looked at but there is no drawings of previous septic system. A new permit will be needed to be given to the EC for the septic work. Owner was asked to keep site free of debris and to contact Kris S before the work starts.

2. Property Manager's Report:

*** Budget Update:** Reviewed. Mike P said it looks good and snow removal is under budget.

*** Infrastructure Update:**

*** Speed Bump Recommendations:** Recommendations from the Property Committee are ready. Discussed. Prioritized areas are just after the main entrance, Northampton St, across from the Dining Hall and going out near the post office but this will be discussed more at the next EC meeting in May. They are 14' wide with gradual rise and decline (some of this type are near the Jackson St School). This will be done over time and not all in one year. Work should be in June/July. In the meantime, temporary rubber ones will be installed in other places sometime in the Spring.

*** Road Work:** Discussed. Critical areas for road work are The Lane (whole thing up to the intersection with Simpson Ave), the street from #100 down to #102 which leads into Trinity Circle and the intersection of Heading and Warren needs fill. Areas were prioritized by the Property Committee. Mike P did a walk around and agrees. Mike also stated that he will walk around with the paving guy and put markers with paint for members of EC to look at/approve.

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- * **Other:**
- * **Spring Cleanup:** It is now occurring on Mondays and Wednesdays until further notice.
- * **Dumpster for Branches and Limbs?:** Discussed idea from member of Property Committee. Idea is too expensive due to the size of dumpster needed, fact that many of the branches at LP are too large to fit in a dumpster, as well as constraints by the dumpster company on what they will pick up. Best to put them in the woods where they deteriorate naturally.
- * **Wood Chips:** Someone has thrown construction debris behind the wood chip pile and will be removed.
- * **Tree Requests:** They are being turned in. Requests and trees will be reviewed after the 5/15 deadline. Mike P and Edwards Tree Service will also be doing a walk around to determine other needed work.
- * **LP Sign Missing at Coles Meadow Road Entrance (need one made and installed):** Mike P reported that the sign is being made.
- * **Normal Hall (water turn on date):** It is 4/15/18.
- * **Spring Clean Up:** Mike reported that proposals have been reviewed and that Pioneer Landscaping was awarded the contract due to their price and quality of work. They have viewed entire park.
- * **Items to Sell:** Mike P brought up that there is a large mower owned by HALP that is not being used and could be sold. Also, a wood chipper (too small for HALP's needs). Motion to sell botha was made, voted on and PASSED. Money from sales will be put into reserves.
- * **Dining Hall (floor in kitchen):** Discussed pros and cons and other options. Mike offered an idea for fixing the floor which would be inexpensive. Motion made, voted and PASSED. Simple repairs will be done in the Spring/Summer.
- * **Update on Liability for Homeowner Getting Injured While Doing Own Tree Work:** Kris S followed with LP's insurance agent. If someone uses a chain saw and gets injured, Homeowner's insurance would be responsible for damage/injury.

3. Committee Reports:

- * **Property Committee:** Included in Property Manager's area above.
- * **Orientations:** One for #73.

4. Review of EC Minutes from 3/12/18:

- * Reviewed. Voted to approve as amended.

5. Scheduling of Next Meeting: On 5/14/18 at 6:15.

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6. Old EC Business:

* **Storm Drains Fees (follow up by Brendan on seeking relief as LP has only septic systems):** Discussed. Brendan from Pancione will start with the DPW.

* **HALP Car Stickers (Tabled from last meeting for further discussion):** Recommended by someone on the Property Committee. HALP stickers with homeowners name on them for vehicles recommended as it would help Pancione know when a car parked where it shouldn't be (i.e. snow removal, road work) and illegal use of the dumpsters by someone other than a homeowner or renter. A draft letter that would explain to homeowners also reviewed. Discussed with concerns raised about a homeowner's name being on a sticker. List of homeowners and license plate numbers, etc discussed. Tabled to next meeting.

* **#94 (status on platform size, etc):** Discussed. After some repairs cottage will be sold. Real estate agent in contact with Kris S.

* **Review of Property Manager's Contract and Performance:** Discussed. EC needs a tool to evaluate. Wendy K is aware of the existence of a tool and will seek to acquire a copy. This can be reviewed and adapted as needed.

* **Construction Guidelines:** Discussed. EC should review prior to the next EC Meeting on May 14th. Discussed adding EC or designee inspect final project and sign off.

* **#81 (remaining construction debris):** Discussed. Wendy K will contact owner and request date of getting the construction debris cleaned up.

* **86 (remaining construction debris):** Wendy will contact the homeowner and ask that he request the contractor to clean up the debris, etc and get the parking area and property back to the way it was prior to the work done.

* **EC Retreat:** On 5/20 from 10 to 1 p.m.

7. New EC Business:

* **People Living Year-Round in Some Summer Cottages and Paying Condo Fees at Summer Rate):** Discussed, There is a difference in condo fees (\$600 difference annually) between year round cottages and "summer" cottages (if deep water pipes the winter fee is paid). People should not be living year round in cottages that are on the list for only paying summer condo fees. Homeowners paying summer condo fee reviewed. A few may be in violation and question of amount they are paying for condo fees discussed. Tabled until next EC Meeting.

8. Executive Sessions: NONE

Respectfully Submitted, Shivani Kleinerman, Clerk