

HOMEOWNERS AT LAUREL PARK EC MEETING, 7/9/18

DATE/LOCATION:

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

ABSENT: Jody Santos

NEXT MEETING: 8/13/18

MINUTES:

1. New Business from Homeowners for Agenda:

* **LPA** (cost of utilities to keep Normal Hall open this winter; status of banner or flags for front entrance for summer events): Mike P will have a graph made of the past year's electricity and heat cost. Elizabeth on behalf of LPA will present info on numbers, events and use. Tabled.

* **#71 (rental of unit for nine months):**

Heard homeowner's request to rent her house she owns but doesn't live in for eight and half months spread over the end of 2018 and beginning of 2019. Relevant by-laws reviewed and discussed. Decision by EC deferred to end of the meeting in Executive Session.

* **#29/26 (plan for beautification around house):**

Homeowners presented a plan for a walkway and beautification of the area in front of their house. Pros and cons discussed relative to HALP by-laws and policies. In terms of tree removal and planting of new trees, it was pointed out that trees are belong to HALP. Kris S will look at the trees that they want to remove and Wendy K will look at map of septic systems for abutters. Homeowners were informed they need to provide the contractors' insurance binders to EC.

* **#100 (two spruce trees offered by Marah and a red maple sapling from Elizabeth):**

Discussed and agreed that HALP will take the two spruce trees and Mike P will facilitate. Maple sapling in a bucket given to Mike P.

* **#64 (tree limbs on roof):**

New homeowner who wants tree limbs on her roof to be trimmed. Efforts will be made to include in upcoming tree removal and trimming project at the end of July.

1. New Business from Homeowners for Agenda (Continued):

- * **#57 and 55 (mowing of area and care of ground cover under large tree; question of removal of Mugho pine on corner of lot (safety barrier or parking space):**

Issue explained. Mike P will look at the pine of the corner of Springfield and Northampton Street as well as ground cover under tree in question.

- * **#114 (stump removal request):**

Discussion of large number of stumps blocking path to front door. Discussed and informed that current policy is to not remove stumps left by removal of trees but the possibility is being discussed by the Property Committee. Criteria will be set and a form will need to be submitted.

- * **#37 (early use of a chain saw on a Sunday morning, 7:30 to 8:00 am):**

Discussed and owner will be informed by the person who is concerned of by-law/ courtesy guidelines re: issue.

2. Property Manager's Report:

- * **Budget Update:**

Looks good. Tree budget going a little bit over and money will be taken from an under used line item. Upcoming road work came in under budget.

- * **Infrastructure Update:**

* **Water Shut Off:** Brought up by Brendan K that there will be a water shut off on Thursday, 7/12 between the hours of 9 am and 5 pm at Rockridge which will effect LP. Unknown duration and whether rusty water and how much LP will be be effected. Shivani agreed to put on the list serve. Homeowners not on the list serve will be notified by phone.

- * **Road Work:**

Planned for weeks of 8/4 or 8/11 and is weather dependent. Discussion held on problem areas re drainage in Trinity Circle area. #114 has a lot of compressed fill and despite concerns about septic system in that area it is safe. Motion made to not pave sand barn road nor #114. VOTED AND PASSED.

2. Property Manager's Report (continued):

*** Other:**

*** Fire Hydrants (update from Brendan on adequacy, etc and reminder to DPA to flush):**

Flushed last fall by the city and they will be doing it again this year.

*** Storm Drain Fees (seeking relief from HALP fee and homeowners quarterly fee):**

Brendan reported that it is a difficult issue, however, Bill S., an environmental engineer will be looking over a bunch of maps to see whether he has enough to make a report for a formal request. While relief from HALP and homeowners paying fees is feasible it is unlikely.

*** Moving Cars in Dumpster Lot to Salt Barns (status?):** Done.

*** Refurbishing Entry Gate (update):** Mike P is getting estimates

*** Trash Removal (change companies?):** Mike P reported that current contract goes until 2020 so discussion is deferred until time to review current company and put out bids.

*** Electricity for the Tabernacle and Chapel (does electricity bill for Normal Hall include the Tabernacle and Chapel?):**

Kris and Brendan will look into this issue and report back at next meeting.

*** Spartan Mosquito Control (Status on Mike's follow up re: a bulk rate):**

No discount for bulk purchases. Wendy K reported that the Property Committee bought some to conduct a trial of their effectiveness. They work more locally than on a large area. Wendy will be reporting the results at an upcoming EC meeting.

*** LPA concern (status of faucet near fire pit; Mike to follow up):**

Mike P reported that Mark dug the pipe up and it was found to be cut up underground. Rebuilt and working. The curb stop will be cut off for the Winter.

*** Year-round residency in Summer cottages (status from Mike P):**

After review it was found that only one cottage has been paying seasonal rates when they were hooked up to water in October 2010. Discussion held on how far back HALP should go in requiring the owner of that cottage to pay difference between seasonal and regular condo fees (retroactively). Mike P's office working on. Tabled for more discussion.

3. Committee Reports:

*** Property Committee:**

Many of issues discussed as part of the Property Manager's Report above. Wendy K, Property Chair passed out a handout on activities and actions of Property Committee (PC). Request for EC meetings to be in Normal Hall in good weather months which is being done. PC meeting changed from weekend to a week night, next being 8/8 from 6 to 7:30 pm. Mike P will be there so his role and work of management can be better understood. Update on considering a one-time stump grinding event (form and criteria to be developed). Plowing map is being completed. A educational flyer for septic systems is being put together. A guide for LP common structures (historic, access and use) is being written. Looking at clutter around houses and evaluating management company contract for recommendations for the EC to review.

*** Orientations:**

One held this reporting period for #92.

4. Review of EC Minutes from 6/11/18 Meeting:

Reviewed and corrected. VOTED to accept as amended.

5. Scheduling of Next Meeting: 8/13/18

6. Old EC Business

*** #86 (status - reduction in fine):**

Fine was levied at a previous meeting as homeowner did not follow by-laws for construction projects. Remaining issue has been resolved. Discussion held on reducing fine. MOTION made and VOTED to "reduce the fine to \$300 after homeowner posts construction plans to bulletin board and list serve." PASSED

*** #31 (status of clearing pile of junk from dumpster lot near wooden trailer):**

Discussed. Wendy K will follow up after Tryna H checks out the area around the trailer.

*** Review of Management Companies Contract (Status - Kris to get copy of contract from Mike P):**

Tabled.

6. Old EC Business (Continued):

* **Complaint re neighbor cutting down two laurels and a small tree (status):**

Kris S did a site review and found no evidence of alleged removal.

* **Speeding Grey Toyota (status re: Tryna follow up):**

Letter sent to homeowner re: speeding by relative living in the house.

* **EC Retreat (agenda items from retreat):**

Tabled until next meeting.

7. New EC Business:

None

8. Executive Sessions:

EC went into and out of Executive Session.

Respectfully Submitted,
L. Shivani Kleinerman