

Manufactured Homes Commission
Tuesday, July 15, 2014
Herberg Middle School
Pittsfield, MA 01201

- Meeting was called to order at 10:45 AM by Chairperson Sandy Overlook.
- Commissioners in attendance were: Sandra Overlock Chairperson, Nancy Fallon, Vice Chair, Sherri Sore, Recording Secretary and Carl Zack. Ex-Officio Members in attendance: Andrew Shealey, Attorney General's Office (AGO), and W. Karl McLaurin (DHCD). A full list of attendees is attached to the minutes.
- The minutes of the previous meeting were voted, approved and accepted.
- Correspondence received by the Commission.
 1. Park owners want a letter of support/endorsement for a bank mortgage.
- Old Business:
 1. Senate Bill #1992 (Alternative Dispute Resolution Bill) is still in the Ethics & Rules Committee
 2. Water sub-metering bill still in Senate. An informal meeting between owners and residents to try and get one unified bill to present to the Senate, might get some forward movement in the State House
 3. By-law change still to discuss. A previous motion was made to investigate the ability of the Commission to change the quarterly meeting dates. Still be looked at by counsel
 4. Conference call(s) may/may not be flexible – counsel will report back
- New Business
Andrew Shealy, AG Office, will check about by-law change.
- Public Forum
 1. Felicity Hardee, Esq. is representing Ms. Katelynne Hisert in a matter concerning a heating/oil issue. Ms. Hisert had no heat for nine months and the park owner is suing her because of oil leakage. The oil tank was serviced in 2012 and Millpond Park is suing her for not maintaining her tank. Because of the suit, Attorney General's Office cannot get involved. Ms. Hisert also wanted to know about leases
 2. Mr. Jesse Martinez suggested a conservation concerning preventive maintenance, especially since Ms. Hisert's issue is not the "first."
 3. It was suggested that everyone in the room call/notify State Senator Rosenberg to move Bill #1992 forward.
 4. Shelly Hatch, Brookside Mobile Home Park, wanted to know about rent control issues if a park is incorporated.
 5. Paul Fredette, Pine Valley Park, had a question about the location of an oil tank. Commissioner Zack advised Mr. Fredette to contact the fire department, since the fire department oversees location in local parks.

6. Frank Sturgis, Lake Onota Village, has concerns about park. There is no president of the homeowners association, everyone pays different amounts for HOA, and when asked about it, he got no answer from park owner. The park also has no licenses. Mr. Shealy stated the AG Office stance about licenses and the bylaws concerning HOA, leases and rent. Chairperson Overlock reviewed common practices concerning bylaws and board vacancies.
7. Mr. Ron Lawcia, Pine Valley, wanted to know about five year leases, and the advantages and disadvantages. Mr. Shealy commented about the advantages of a five year lease, even with rent control. Vice Chairperson Fallon spoke to life-time leases and also how a lease “spells” everything out for both tenant and park owner.
8. Ms. Hisert also wanted to know about leases and how often can they be altered.

Meeting was adjourned at 12:20.

The next meeting is in Peabody on October 21, 2014.

Respectfully submitted,
Sherri Sore, Recording Secretary