

Coolidge Falls Homeowners'
Board Meeting
July 11, 2017

Attendance: Stratton Smith, Joel Spiller, John Prokos, Roland Mattison, Bob Mollica, Kathy Margerison, Jim Dauphine, Danielle Black, Mike Rezendes

Guests – Coolidge Falls By-Law Committee Members: Laura Mann, Don Cody, Bill Burdin

The meeting began at 4:02 p.m. and Stratton opened by thanking Bob and the by-law committee for their hard work in updating and re-defining Coolidge Falls' lengthy and outdated association Declaration and Bylaws. The Discussion reviewed the summary of the changes as each bulleted item was addressed and discussed.

Special attention was given to sections that identify the definition and use of land, common land, limited common land and the homeowner responsibility that accompanies the construction, maintenance, improvement and repair of property and retaining walls.

New construction often alters the flow of water. Runoff and erosion from construction projects and the subsequent damage it causes was acknowledged and new language was added to address the increasing frequency and costs associated with its remediation.

In addition, the committee addressed the need for our members to have not only homeowners' insurance but in addition, liability insurance.

All of the proposed revisions to the Bylaws will be reviewed by attorney Greg Sorg. After Greg completes his review, the proposed changes will be posted at www.coolidgefalls.org. The original bylaws will be posted and red lining will indicate the updates and suggested changes. A summary of the modifications will be emailed to members and members will be invited to attend the quarterly October board meeting with any questions or concerns.

The meeting is scheduled for Tuesday, October 20 at 4:00 p.m. at the maintenance building. Members are urged to let the staff know if they plan to attend so we can change the location based on the space needed.

John and Danielle reviewed the status of the construction projects. The house at 78 Westview is near completion with a review of the landscape plan to be conducted soon. The duplex at 19-20 Westview is progressing; a finish date has yet to be established and some storm water issues remain. The lot at #28 Flume Rd., is in the process of obtaining permits from the town for both building and storm water management.

The roofing specs were again discussed and it was recognized that difficulty remains in getting contractors and that costs associated with metal roof installation, replacement or repair are high.

In addition to the current Sherwin Williams paint, Benjamin Moore specifications will be added to the Coolidge Falls Website.

The new railing design has been well received and has already been implemented on one home.

Stratton suggested that come Fall 2017, some of the remaining landscaping budget be used to plant more trees. Roland noted that the improvement in the canopy around Coolidge is notable and the commitment to adhering to the landscape improvement plan has certainly paid off.

Joel reported that the 2017-2018 White Mountain Propane contract has been ratified. The price will be capped at the highly competitive price of \$1.38/gallon, and as in years past a .10 discount/gallon will be given to those leave a credit card on file. This cap is available from 9/15/2017 – 5/1/2018. Coolidge homeowners will also receive a discount on the cap fee to \$45 to lock in this low per gallon price. Note that homeowners will receive a bulk mail notice from White Mountain with a different cap fee, but Coolidge homeowners should only pay \$45 for our already negotiated cap of \$1.38/gallon.

To continue in preserving the integrity of our roads, the cracks were again sealed.

Rain has caused a major disruption in painting. The combination of weather and the limited number of available contractors has resulted in significant delays.

In addition to the considerable rainfall of the spring, Coolidge Falls weathered a notable rainstorm on July 1, 2017. Washouts, although limited, caused damage requiring repair and some walls within Coolidge were also affected.

Coolidge entered into a 3-year contract with Winget Maintenance, all were in agreement that they do an outstanding job in keeping our roads clear and our properties well maintained. The cost for the contract will not change during the the three years. The average cost of the three contracts will increase 15%. However the cost of sand and salt is included in the price. We spent \$1500 on salt and sand last year. Stratton reiterated his thanks to Bob for the time and effort he has put into the by-law project.

Bob gave a detailed financial report. We received \$482,416 in revenue through July 5th, including \$370,818 in dues, \$22,154 for roads, \$84,388 for Time Warner Cable and \$4,300 in construction fees.

Spending for the year is projected to be \$382,820 which is \$8,000 less than budgeted. Cash on hand totals \$414,555 and includes \$86,402 for the road reserve. We have \$50,000 in CDs with Fidelity and we received \$116.33 in interest.

Kathy provided suggestions for a “Welcome to Coolidge Falls” to assist new homeowners and builders. Board members will gather prior to the October meeting to discuss how to proceed.

Jim Dauphine will be retiring from full-time work in October but will be kept on as a consultant. Jim’s invaluable knowledge runs deep and his insight into maintenance, and draining is invaluable.

After the meeting adjourned at 5:52, Jimmy was honored with a champagne toast in the newly established Dauphine Park located at the corner of Coolidge Falls and Highview Roads.

Respectfully,

Kathy Margerison
Coolidge Falls, Secretary