

Coolidge Falls Homeowners' Board Meeting

January 28, 2021

Attendance via Zoom: John Prokos, Joel Spiller, Bill Burdin, Laura Mann, Jeffrey Liber, Kathy Margerison, Danielle Black, Mike Rezendes

A Coolidge Falls Homeowner Board Meeting was held Thursday, January 28, 2021 at 3:00 p.m. via Zoom.

John Prokos opened the meeting at 3:02 pm. The first point of discussion was to address the increasing frequency of requests for correspondence from the association for homeowners who are either selling, buying or refinancing. Coolidge will now charge a \$100 fee for the completion of this documentation. Both Bill Burdin and Laura Mann confirmed that these fees are standard and customary for most homeowner associations. A notice will be posted to the CF HOA website informing our membership of the policy change.

Danielle Black and Mike Rezendes reported on their investigation into obtaining speed bumps. They reviewed both temporary and permanent structures and are in basic agreement that permanent table-top speed bumps would be the most appropriate. In addition to their permanency, they are plowable, set into the roadbed and can be paved over. Similar structures are in place at Deer Park and have worked well. A vote from the community is necessary to approve potential installation of the six required structures. In the short term one may be purchased and installed at the highest volume/speed zone of the association.

Joel Spiller gave an update on the status of the pump house and the degree of problems associated with continued temporary rebuilding or permanent costly replacement. With understanding that the current system can't sustain the demands forever, it has been suggested that the associate acquire the necessary engineered drawings. This proactive step will assure readiness in the event replacement is necessary sooner than later.

Bill Burdin gave a small summary of the year end financials...

CHA ended fiscal 2020 with a deficit of \$5,094.08. This was caused by Winget negotiating his final payment in December. It was anticipated this would occur in 2021. Also unforeseen were a bill from Atty Sorg and Waste Management performing a last-minute double pickup. Had we not pushed \$10,000 into 2021 to reduce HO dues, we would have ended with a surplus of approximately \$5,000.00.

Jeff Liber and Laura gave an update on the forward progress of the rental committee and their recommendations. Laura and Jeff related the suggestion of the rental committee that Coolidge develop a solid member/homeowner directory.

Rental committee member Paul Crockett offered to work on its establishment and Danielle and Kathy Margerison will join Paul in exploring directory options.

The Board went briefly into Executive Session to discuss correspondence from CHA's Attorney.

John mentioned that as soon as the Rental Committee passes their final draft on to the board, it will be forwarded to our membership with a reminder to attend the reconvened annual homeowner meeting on Saturday, February 27th 2021 at 1:00 pm.

The meeting ended at 4:07 pm.

Kathy Margerison
Secretary