

## **Coolidge Falls Homeowners' Board Meeting**

June 24, 2021

**Attendance via Zoom:** John Prokos, Joel Spiller, Bill Burdin, Laura Mann, Jeffrey Liber, Kathy Margerison, Jeff Ferrante, Mike Rezendes

A Coolidge Falls Homeowner Board Meeting was held Thursday, June 24, 2021, at 2:05 p.m. The meeting was conducted via Zoom.

John Prokos opened the meeting by thanking Joel Spiller for his numerous years of dedication and service to the Coolidge Falls Homeowner Association. Joel has devoted 17 years to the board and has worked tirelessly negotiating and securing contracts and overseeing the maintenance and integral functioning systems of Coolidge.

John introduced Jeffrey Ferrante and spoke of Jeff's long history in Coolidge and his most recent work on the rental committee. Jeff was approached upon Joel's departure to sit as an interim director. John requested a motion to approve. Laura Mann motioned; Bill Burdin seconded. Jeff's interim appointment was approved unanimously and will be voted upon at the 2021 Annual Meeting.

John explained that in addition to director, Joel served as Vice-President and that his departure required the appointment of another director as Vice President. John asked that Laura Mann assume the role of VP. Laura indicated that she would accept the Vice President appointment on an interim basis and the permanency of it would be discussed later in the year.

Greg Ellis was invited to join the meeting and present to the board a new look for the Coolidge HOA website. It was agreed upon that further work on the project would be authorized and upon its completion, will be presented to the board for suggestions and review.

Bill Burdin provided the financial report...

The 2021 budget and expenses are tracking fine. We may have a surplus of \$15 -20,000.00, so long as nothing unexpected occurs. Our receivables were reduced by \$10,500.00 in dues paid this week.

Further, we received \$2,000.00 in building fees that will aid our bottom line.

The Board continues to stress collection efforts through termination of services, placing liens and other legal measures.

At the next annual meeting, a proposal will be made to establish a reserve account for future repairs and upgrades to the pump house. This will be done via a \$75.00 annual fee per unit.

John gave an account on building and construction. No new homes are slated to be built in Coolidge this season. John noted that there exists a backlog for permit acquisition within Lincoln and this is stalling many new projects. Many units have submitted plans for remodeling including several deck, railing and stair improvements.

Mike Rezendes offered that he and Danielle have been working to replace many trees that have been recently lost. Focus on continuing to enhance the green space is on-going.

Mike discovered that a homeowner had cut several trees behind their unit. Some of the cuts were recent and involved sizable trees while some of the cuts were smaller and older in age. Discussion ensued as to how to best deal with this situation and establish policy that reflects the prevention and prohibition of tree cutting and sets a standard for punitive damages and criminal charges.

Laura Mann stressed the importance of discouraging members from taking tree cutting into their own hands as these actions could cause damage to the landscape and impact the ongoing problem of erosion.

Jeff Ferrante suggested coming up with a standard of specific values for members who violate the tree removal policy.

New fines will be based upon the diameter of the trees with a multiplier added (between 5 and 10 times the cost). This protocol features a formula established by the diameter of the removed trees, with the multiplier figure to be at the discretion of CHA. CHA also reserves the right to bring in a forester, at the expense of the offending owner, to determine the value and replacement costs of the trees cut.

The pump house is currently maintained using a system of swapping out pumps; as one fails, an extra is on-hand while the failed unit is out for repair. In short time, a bypass upgrade for the antiquated system will be required and requests for drawings and estimates have been solicited.

In our long-term planning, the board discussed the likelihood of the need for a special assessment or the establishment of a reserve to anticipate paying for the structural improvement for the pump house.

Mike noted that Coolidge has been relatively quiet the past few months and no problems with the dumpster have occurred. The height of summer vacation season is near and it is hopeful that the calm of the previous months will continue.

Jeff L. and Laura reported on the rental committee. Most renters have registered with both the Town of Lincoln and Coolidge HOA. Those that have failed to do so will be contacted. The newly developed "Renters Tool Kit" is available on the Coolidge website and the Neighbor-to-Neighbor system of contact is again up and running.

Jeff L. questioned how we know if those who rent have notified their abutters and suggested offering the opportunity for renters to (without penalty) re-notify neighbors.

John spoke of the Associations concern regarding the loose rope and strap discovered on a member's rail. This issue has been followed up and is being investigated by the Town of Lincoln police department.

Mike presented pricing for both temporary and fixed speed bumps. Concern regarding aesthetics, plowing and cost were discussed. It was determined that this be discussed at 2021 annual meeting.

John will reach out to Loon and inquire about the plans for bus service for the upcoming 2021-22 ski season.

In recognition of the newly added Juneteenth Federal holiday, Coolidge employees will have 8 paid holidays, 3 of which are floating and can be used at the employee's discretion.

The meeting adjourned at 3:47 p.m.

Kathy Margerison  
Secretary