

Coolidge Falls Homeowners' Board Meeting

June 15, 2020

Attendance: John Prokos, Joel Spiller, Rich Feldman, Bill Burdin, Laura Mann, Kathy Margerison, Danielle Black, Mike Rezendes

John Prokos opened the meeting at 10:04 a.m. John welcomed Laura Mann and thanked Laura for her previous volunteer work on the by-law and rental committees and expressed appreciation to Laura for agreeing to join the board in the interim capacity.

Stratton Smith's 25+ year dedication to Coolidge was acknowledged and all were in agreement that Stratton's steady hand and commitment would be missed.

Bill Burdin gave a detailed treasury report...

Overall, the 2020 spending is on track to stay within budget. The following categories need to be watched carefully:

Dumpster is projected to go over by \$2,000. However, with careful management, it should be close,

Landscaping projected \$2,000 over but the bulk of the spending is past.,

Vehicle expense projected \$700.00 over after a surprise repair bill. Again, with careful management it should be fine.

Other accounts are projected under budget, including Electricity for the Grounds, Infrastructure (\$4,500), and Payroll.

Interest rates on our CDs are falling. We just rolled a 1.9% CD into a 1% CD

The NH and Federal Taxes have been paid for the Association and Property Tax for the Maintenance Building has been paid.

We received invoices for D&O and the Umbrella policies. \$200.00 increased premium for each.

Invoice will go out tomorrow (June 16, 2020) for an owner's paint and wood repair to be taken on by the CHA. If not paid in 30 days, Attorney Sorg will place a lien on the property. The Board will be forced to place this lien because the Owner has been unresponsive to numerous requests over the last few years to maintain the property and it has fallen into a state of disrepair. Attorney Sorg to be copied on all correspondence regarding this matter.

Action Items

Follow up on Delinquent Homeowners Fees and what rate and when Interest to be charged

Discuss what, if any, Uninsured Motorist coverage available in the Umbrella policy with the agent.

Focus was directed toward the collection of unpaid homeowner fees. There was unanimous agreement that the current social and financial climate has contributed greatly to the decline in collections and a plan was created to systematically reach out to homeowners who have yet to fulfill their financial obligations. All were in

agreement that the association could face some serious challenges if many were to default or fall behind in payment of dues.

Danielle Black spoke of her concerns regarding the trash/recycling system within the association. Many Coolidge homeowners are using their units in the spring/summer seasons when they customarily would not, and the subsequent increase in trash combined with the re-opening of Airbnb rentals has her concerned.

Rich Feldman, Joel Spiller and Mike Rezendes spoke of getting bids for sealcoating. Last years' contractors had multiple delays and weren't as reliable as they had been in the past and Mike will be searching for bids from different vendors.

John will contact Loon Mountain regarding the upcoming 2020-2021 season and address Coolidge's payment for transportation not provided due to the mountains' abrupt closure. Danielle mentioned that she's reached out to the mountain in an effort to retrieve our GPS unit. John will inquire about the GPS unit in his negotiations with the mountain.

Mike described the tree preservation program the association is now utilizing and how stressed trees are evaluated, assessed and treated. This program does not cost the association anymore and has yielded positive results.

Rich and Bill discussed the rise of insurance costs and Bill intends to shop around for some competitive rates.

John stated we have received plans for one new home on Westview but it is unlikely they will be ready to start construction this year. The new home on Flume is in need of finalizing their landscaping while another is working to submit professional plans for the approval of a new entryway.

Joel offered there are only 5 homes contracted to be painted this summer. Despite the effort of sending letters early and reminding homeowners of their obligation to contact painters, several homes remain without contract. Effort will be made to again reach out to owners whose units need work, some may be assessed fines if they fail to comply.

Joel has negotiated a preliminary propane contract with White Mountain Oil and Propane for the highly competitive price \$1.30/gal. In addition, Jim Wingett's new contract is in place for the fall.

In other maintenance areas, the gold leaf on the Coolidge Falls sign will be re-applied and rear tires may be necessary for the John Deere tractor. Manhole covers have been inspected and the water and pump system are in good condition.

Rich reported on his efforts to re-contract with Spectrum. We are two years into our current 7-year contract.

Rich suggested that we offer a new homeowner teleconference that would address a multitude of top line issues. It could be at a set time once or twice a year when residents can call in with questions or concerns or get useful information from the association about policies and our governing rules and regulations. It was suggested that we could bring this up at our annual meeting to see if there is interest in pursuing the program. Kathy Margerison had worked on a new homeowner package in the past and another option would be preparing a new homeowner page on our website.

Renting continues to provide problems for property managers and abutting neighbors. This worldwide issue has plagued neighborhoods, municipalities and the rental community. As the trend toward short term rental continues, Coolidge will be faced with making and instituting policies for the protection of all homeowners, their renters and their abutters. Policies of annual fees for renting, imposing time limits for rentals, levying of fines for rules broken and limiting the numbers of renters were all discussed. Laura will call in the rental committee members when the time comes for the discussion to be had. All in attendance were in agreement that the policies are only as good as the enforcement that supports them.

Rich broached the possibility that our annual meeting may be compromised by the Corona Virus and advised that should it be necessary, we have a contingency plan for a virtual meeting and obtain a Zoom license.

Rich reported that the fire department was called to extinguish an out of control fire in a fire pit on a deck. Laura will draft a notice and homeowners will be notified by email of the NH state guidelines and permits required for fire pits.

The meeting closed at 12:09 p.m.

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