

Coolidge Falls Homeowners' Board Meeting

September 15, 2020

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

The September meeting opened at 11:02 a.m. John began by assuring the staff and board members that the steep rise in Coolidge community issues would be addressed at specific agenda times throughout the meeting. These issues range from speeding, trash, rentals, noise and homeowner complaints.

Bill Burdin gave the financial report:

The following line items are, or will end the year, over budget:

Plowing due to a change in the monthly payment date

Dumpster due to increased summer use (pickups and extra dumpsters) brought on by Covid-19 and increased rental activity

The following line items appear to be in good shape for the year:

Electric, Infrastructure, Payroll and Property Maintenance.

It appears we may be able to end the 2020 calendar/fiscal year with a small surplus.

Next year, with negotiated and expected increases in cable, electric and plowing, it is hoped any increase to homeowners will be kept around \$200.00, unless something unforeseen hits us. Until the mountain decides what it will do, the shuttle bus budget amount remains an open question.

Accounts Receivable have been reduced from \$60,000.00 to \$35,000.00, due to the efforts of Danielle.

In addition, Bill noted that liens for two units (42B Flume and 71 Coolidge Falls) and two lots (40 Westview and 42 Westview) within the association will be placed for non-payment of dues.

Rich Feldman offered that trash and recycling and subsequent dumpster issues have somewhat declined, but warned to manage our expectations as it is anticipated that with the potential resurgence of Covid-19, many summer residents who left, may return if schools close again and employees are allowed to work exclusively from home.

John reported on building and construction within the association. The extensive renovation at 68 Flume is coming along and in addition 5 house lots; one at the end of Flume and four on Westview have recently sold. No work will be done on these lots until 2021. Danielle Black mentioned that several units in the association have recently changed hands.

Additionally, John reported that with the lack of rain this season, little or no new planting was done.

Joel Spiller's maintenance report offered that one of the pumps in the pump house has a small leak and will be rebuilt. Our pump rotation plan has worked quite effectively in eliminating pump house issues. Within the next few weeks our roads will be sealed for cracks. A new contractor will be providing the service and it is estimated to cost between \$10,000 - \$12,000. There is a cave-in around one of the manhole covers and its repair will soon be addressed.

Evaluation of tires for both the trucks and tractor allowed for us to put off purchasing new tires for another season. Snow tires will be mounted in early November.

The number of units within the association requiring painting is up. Only a small number of homeowners actually contracted with painters this season. Strategies to deal with the growing number of homeowners who fail to paint their units was discussed at length. Topics of fines and special assessments, incorporating painting fees into the budget or hiring a maintenance company to deal with it were reviewed. This growing problem will be considered and voted on at our annual meeting.

Joel and Danielle will reach out to Mike Grasso, the largest painting contractor within Coolidge for his assessment of the situation.

Joel reported that the annual propane contract is extremely competitive at \$1.17/gallon.

With increased usage, violations and fees for contamination, the overall costs for trash is up. Usual increases at holidays are anticipated but this spring and summer proved to be exceptional. Danielle will reach out to Waste Management for a new proposal to better assess our usage/needs and hopefully get a more competitive rate.

Rich Feldman announced that he will be moving from Coolidge and upon his departure, will be retiring from the board. A search for a replacement will commence, the board feels someone with a strong financial background would be best suited for the position.

The rental situation within the association was addressed. Property values within Coolidge continue to rise. Units that go on the market are often purchased before they are listed or days shortly thereafter. Coolidge has a great reputation and high property values are good for all homeowners. This desirability also makes it prime for investors. It is estimated that currently 20% of the homes are used as rentals. A number of members have approached the Directors and requested that the Board consider a ban on short term rentals at CHA because of the numerous problems with renters over the past few years.

The staff and board again related their concerns regarding rentals and the associated trash/recycling, noise, parking and the financial burdens it continues to cause. Discussions will continue among the staff and the board as to how to handle these growing concerns. All were in agreement that neither the staff nor the board shall be in charge of the enforcement of rental rules and regulations. The town of Lincoln is experiencing similar concerns and they are working on implementing strict rental guidelines and fire codes for rental properties. Laura Mann stipulated that our by-laws will have to evolve to include the both the town law and any changes to Coolidge's rental guidelines. All were in agreement that the existing state of rental affairs can no longer be managed by our current staff and/or board.

A request for a dog waste station was made for Highview Road. All pet waste stations are now located next to fire hydrants to alleviate the need for separate shoveling around both hydrants and waste stations.

The 2020 Annual Coolidge Falls Homeowner Meeting will be held on Saturday, December 5th via Zoom. A Zoom license will be obtained for the meeting. Homeowners will receive meeting notification by email as well in writing.

The meeting adjourned at 1:13 p.m.

Kathy Margerison
Secretary