

Coolidge Falls Homeowners' Board Meeting

February 14, 2020

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

John Prokos opened the meeting at 9:06 a.m. and began by thanking Stratton Smith for his 25+ years of dedicated service to Coolidge Falls.

Bill Burdin reported that the year 2019 ended with a shortfall of \$1836.00. This was caused primarily by the water main break on Bridgeview in early December. Caulder charged us a reasonable \$1999.16 for the repair. The shortfall will be covered out of the operating surplus of \$64,000.00.

For the new year, as of January 31, 2020, income was \$256,000 with expenses on track at \$30,700. The dumpster expense was somewhat high due to the winter season volume and will taper off as we come into the summer season. Income from H.O. fees was off slightly but is expected to catch up during February.

The new Winget plowing contract will stress the budget, as it had not yet been negotiated, and thus was not taken into account when setting the 2020 budget. There should be enough wiggle room so long as we remain vigilant with our other expenses.

It was suggested that as we start thinking about the 2021 proposed budget, that plowing be set at \$110,000.00 and the dumpster be set at \$10,000 for next year.

Bill further discussed his efforts to move toward the receipt and payment of bills electronically. In an effort to reduce paper and increase efficiency, Bill and Danielle Black are systematically reviewing the bills and forwarding them on to Northway Business Services for electronic payment. Rich Feldman supports the effort to develop a speedier review and processing of bills.

The new 3-year contract for Jim Winget was discussed. All are in agreement that Jim and his crew do an outstanding job for Coolidge and that the cost increases are fair and reasonable.

Considerable discussion was had regarding the rising cost of trash removal and recycling within the association. Danielle will investigate pricing for a larger receptacle that may result in lower costs especially during peak holiday and vacation times. It has been noted by both property managers and the board, that trash/recycling volume has increased commensurately with the rise in number of rental units within Coolidge.

The growing number of short-term rentals poses many additional concerns and the board will ask the rental committee to convene again to address and propose solutions for this growing trend. Coolidge plans to mirror many of the ordinances the Town of Lincoln has adopted to better manage the apprehension of neighbors and managers. This popular topic will be thoroughly addressed at the 2020

homeowner annual meeting and Coolidge will email its members and advise them of the Town's new rules slated to go into effect on 6/1/20.

The town of Lincoln will be installing new in-home water meters and will begin monitoring for usage.

Danielle and Mike Rezendes spoke of White Mountain Oil and Propane's plan to replace shared propane tanks with individual ones. White Mountain will be replacing the tanks at no cost, but homeowners may bear costs associated with large scale excavation or extensive landscaping. Danielle asked that the newly created sites are rocked instead of grassed to reduce maintenance, additionally, rocks will provide increased protection to the tanks themselves.

John reported that the bus monitoring app is working well. It was offline due to replacement but is back up and running as anticipated.

Preparation for Stratton's departure was discussed. In anticipation, John will sign documents with banking and financial institutions as well as taking into possession Stratton's library of Coolidge Falls documentation.

John will serve in the President position, Joel will assume the Vice President position and the Board will review a list of possible new Directors to fill the open vacancy that comes with Stratton's departure. John will approach the potential candidates to gauge their interest. All of these interim positions will be formally nominated and subject to election at the 2020 annual meeting.

Stratton urged the board and property managers that going forward, we maintain our previous focus on the homeowner and the maintenance of the property.

John reported on building projects within the association. Although there are plans to build a unit on Westview, it is unlikely it will happen in 2020 and there are no other new anticipated constructions. In addition to many deck and walkway projects, the first stone chimney is scheduled for completion this year.

Joel Spiller addressed the 2020 painting schedule. Letters have been sent with little homeowner response. Joel will again inspect the association for units needing painting or partial painting. The pump house is running well, the newly repaired water main break on Bridgeview Road will likely require a finish coat of pavement, and in an effort to reduce costs, this will be completed when other paving projects are planned.

Joel and Mike noted that some depressions and larger cracks have appeared in our roads. It is predicted that the coming of spring will resolve most of them. A watchful eye will be kept on the annual road sealing project for 2020.

Rich spoke about the Spectrum Cable contract and its anticipated renewal. Rich questioned how long the trees should stay lit, and all were in agreement that they stay on through March 2020.

Mike presented some recent problems with the tree lights and noted that this year there have been several outages. Depending on the height of the outage, lower sections in the tree can generally be reached with ladders, but high sections often involve the costly rental of a lift. Effort will be put into rotating the strands of lights on the trees so that the older sets, which often go out, are lower and more easily accessed.

The meeting adjourned at 11:08 a.m.

Kathy Margerison
Secretary