

## Coolidge Falls Homeowners' Board Meeting

March 31, 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, March 31, 2021 at 3:01 p.m. via Zoom.

John Prokos began the meeting by addressing the call for there to be developed a reliable and \_\_\_\_\_ community member to member communication format. Discussion focused on the need for member-to-member contact but a limit to the volume of correspondence one member can send to one or all members and what options there would be for non-renting members who choose to opt out. Laura stressed the importance of establishing this network of communication.

Coolidge's current member to member directory would need to be revamped to accommodate a more secure network and management system at a price near \$2500.

Kathy Margerison suggested inquiring within our community if someone had knowledge or possessed the skills to manage or help with building such a system.

Bill Burdin gave a detailed treasury report...

Jeff Liber questioned how a renter within Coolidge could be allowed to rent if they were not in good financial standing with the association. The board cited the bylaws which state that if your dues is unpaid and are given a 30 day notice, you can be charged interest on the outstanding balance, have the water and internet turned off, and pay the resulting legal fees.

John gave a building and construction overview. There are currently two projects in the association that remain incomplete. There are plans for a new single unit on Westview Road, but the storm water permit has yet to be obtained and it is likely that the backlog of requests for building permits in Lincoln will limit the response time of the town. In addition to major construction, John addressed the requests of some residents for deck expansion and new stairs and landings.

Joel Spiller gave a maintenance report and detailed the ongoing pump house project and the need for upgrading. Currently a \$2500 bill is expected for the swapping out and re-building of the motor. In short time a bypass sytem for the antiquated system will be required and requests for drawings and estimates for the job are being requested.

Joel suggested that in our long term planning, we accommodate for the likelihood of the need for a special assessment to cover this costly replacement.

Crack sealing will be performed early in May of 2021. Homeowners have been notified of their unit's need to be partially or full painted and Coolidge has added Moosehead Painting to their list of painters.

The need for speed bumps was again addressed. Both Danielle and Mike were in agreement that there is a need for them and homeowners were supportive of implementing them. John had surveyed speed bumps in other associations and reported how unattractive and out of character they might look. In light of the cost and permanency of the investment, it was decided that a detailed consensus from homeowners was necessary and this need would be presented at our annual meeting along with photographs. It was recognized that last summer was an exceptional season and it is hopeful that such problems aren't repeated this summer. Danielle Black suggested that an increase in the road assessment to include crack sealing and speed bumps might be a sensible way to cover the cost.

John suggested that a committee be formed to study the need/desire for speedbumps. The request for members will be sent in a notice to our community.

Jeff Liber offered that a newsletter is a great resource to members but it takes a lot of time. Kathy suggested a digital message board where notices could be pinned.

Danielle offered that in the off season, the dumpster pick-up schedule will be reduced to once weekly for cost savings.

John provided a recap of the rental committees work and going forward Kyle Turley and Paul \_\_\_\_ are co-chairs. As with any new entity, there is discussion on how to divide responsibilities and develop, institute and maintain a system for notification of neighbors, especially if it is renter involved.

Laura stressed the need for renters to register and questioned who will be in charge of notifying a known renter who has failed to do so.

Jeff suggested that there should be a deadline for not registering annually.

A notice will be sent to all homeowners requesting assistance with building our neighbor to neighbor communication system, an invitation to join the speed bump/limit committee and most importantly a reminder to register with Coolidge by 5/1/21 to avoid the \$500 non-compliance fee.

John reported on the bus service provided this season and despite the restrictions, it went quite well. Laura suggested that limiting the number of people who board the bus at one house might be a solution to overcrowding which often excludes others at the end of the route

John and Jeff spoke of how fines for rental violations may impair an owners right to rent if the violations keep occurring.

The meeting adjourned at

Kathy Margerison  
Secretary