

Coolidge Homeowners Association Annual Meeting
Village of Loon Mountain Conference Center
December 3, 2011

Quorum achieved: Proxies 86, in attendance 53, total votes represented 139 (50%)
The meeting was called to order by Stratton Smith at 1:05 pm.

The first order of business was a report from our Building Committee Chairman, John Prokos. One new home was completed this year and 2 garage additions. There are no building applications for 2012 as of this date. The Directors feel it has become necessary to amend the Building Specifications by clarifying the building permit fee for major additions, i.e. garages. This \$1,000 fee will apply only to additions/renovations requiring foundations. After some discussion, a motion was made and seconded to add the fee. The majority of those in attendance approved the motion.

Since the August hurricane, there has been much discussion about the use of generators. Some Homeowners are interested in having a generator installed and after researching, the Directors have written some minimum standards. The Generac Guardian model #DP605 seems to fulfill the minimum standards. It is propane, pad mounted, and runs at 63 decibels. Noise and location are our primary concerns. If you are adding a generator it must meet these minimum standards and the location of the pad where it will be placed must be preapproved by the Directors. This information will be at our website: www.colidgefalls.org

The Landscaping Plan will proceed modestly, with no special assessment necessary.

Bill Burdin next took the floor to discuss the exterior lighting at his home. The lighting consists of 12 recessed downlights along the roofline soffit that illuminate the entire south side of his home. This lighting is non-conforming to all the other homes and some feel it is too bright and obstructive. Our Building specs allow only shadow boxes at entries and decks and spotlights for safety. Bill explained that his lights are amber colored, low voltage, and are used to light his patio area. He pointed out that there are many non-conforming lights throughout our development. There was quite a bit of discussion from the membership - some having no problem with the lights, others strongly objecting to them. JoAnn Burdin expressed that they feel the lights are for safety and were not intended to offend the neighbors. John said that it is not a question of whether we like the lights; it is a question of conformity with the Building Specifications for Coolidge. The Directors are concerned that by allowing the lights, a dangerous precedent will be set.

Bill made a motion to change the Building Specifications and allow his exterior lighting. The motion was seconded. George Zografos spoke up that he feels it is inappropriate to vote on the motion as most of the homeowners have not seen the lights. He suggested that we allow the lights temporarily and come to a decision over the next year as to how objectionable they are. John reminded us that the Building Specs are written to protect us all and the Directors' role is to see that they are applied consistently. They are not requiring that the lights be removed, but are requiring that they be disconnected at the electrical box. Don Cody made a motion that we support the Directors' decision. The motion was seconded and approved by the majority of those in attendance.

This being decided, Bill expressed his dissatisfaction with the monthly review fee that is charged. He believes that the problem should have been brought to his attention when the lights were installed so he could have made timely modifications. He asked for a refund. John reminded us that the onus is on the homeowner to follow the specifications. The issue was brought to the attention of the Bld Committee as soon as it was noticed. John and Roland will meet with Bill and JoAnn to work out an acceptable solution for lighting their patio.

Joel Spiller, Chairman of the Maintenance Committee, brought us up to date with several large projects that were handled in 2011. 14 homes were painted, and we have 11 due for 2012. We have only one painter on board, though we would like to have more to keep the jobs competitive. He would be happy to interview interested painters. He has negotiated the bulk propane contract and the rate is \$2.07/gal. The Coolidge contract is White Mountain Propane's largest, at over 100,000/gal per year.

All roads except Coolidge Falls and the 2 Berry spurs were paved this year. We hope to complete the project in 2012. Paul Hentschel pointed out that there are already cracks appearing in the new pavement at upper Bridgeview. Joel assured him that this will be addressed in 2012. A motion was made to continue the \$300 road assessment in 2012 and 2013 to allow us to finish this project. This will bring the entire cost of the project to about \$300,000, which is well below the projected amount, had we waited several more years and not taken advantage of this economy. The motion was seconded and approved by those in attendance with no opposition expressed. Ted Lee suggested that perhaps we should build a road reserve into the dues in 2014.

There was a sewer line break at the crest of Flume Road which resulted in a major unforeseen expense. The remainder of the sewer lines will be inspected in early 2012. A new vendor has offered a very favorable price to complete the project and bring us into full compliance with the Clean Water Act. The pumping station is a concern. Each year there is costly maintenance required to keep the pumps running. We have contacted a vendor who will do a Study to help us seek a better system. This could ultimately become an extremely expensive project. It is hoped that the Study will suggest some less expensive alternative.

Roland Mattison reviewed the cable and internet contracts. We are in the 2nd year of our 5 year contract with Time Warner. The yearly premium for cable is \$413 and for internet \$164. This is an extremely good rate, saving each homeowner nearly \$1000/yr. If additional services are desired, they can be arranged with an individual billing. Turbo internet is available for an additional \$9.95/mo. Call Danielle and she will have our TW representative call you.

Everybody loves our Holiday trees. One is decorated with LED lights as an experiment in cost savings and the other 2 are with the traditional lights. If the LED lights work out and survive the summer, we will add more next year. Roland led the research on making this change.

Bob Mollica, Treasurer, reviewed the budget. Despite the significant unforeseen expense in infrastructure, the employees were able to control costs in other areas to minimize excess spending. We were able to avoid an increase last year, but this year a small (2.6%) increase is necessary. We anticipate collecting all that is owed for the year - approximately \$18,000. A motion was made and seconded to accept the 2012 budget as written. The motion was approved with no opposition expressed. Dues were set at \$2695 for Homeowners, and \$2426 for Lot owners. The 10% discount on dues (only) will once again be allowed for members making their payments in full by January 31, 2012.

Fredda Korber mentioned the small amount designated for charity and suggested that we increase the amount, for one time, to \$1000 and make this donation to the Papermill Theater. The new theater is expected to open in June 2012 and will offer year-round entertainment. She made that motion; it was seconded and approved by the majority.

Roland Mattison's 3 year term as Director ends on 12/31/11. Roland, who is retired and lives full time at Coolidge Falls, puts in many hours helping the homeowners and assuring the development runs smoothly. He was nominated for another term and the nomination was seconded. There were no other nominations made. Roland was elected to serve another term. The officers were each renominated and appointed for another one year term. No other nominations were made.

The floor was given to JoAnne Hemsley. In December 2009, JoAnne's home was damaged due to sewer line failure. The Directors agreed last year to review the situation when the work was completed, the invoices received, and the insurance payments made. JoAnne reported an out of pocket expense of \$2947. She made a motion that this expense be paid by the Association. The motion was seconded. Everyone agreed that this was a very distressing event and all are sympathetic. Joel explained that there is no precedent for the Homeowners to cover her loss, and the Directors feel it is inadvisable for one to be established. There was discussion pro and con, but ultimately the majority of the members voted to support the Directors' decision. The Directors agreed to cover the \$500 deductible of the CHA insurance policy. Going forward, the sewers will be inspected via camera on a regular schedule.

A suggestion was made that only green or brown tarps be used to cover wood, etc.

Danielle reminded the members to send in the cover page of their Homeowner's policy invoice. The By-Laws require the office to have them on hand. And also, if you want to receive email, please update your email address.

Lastly, Ted Lee commended the Directors, Officers, and the staff for all their hard work to keep Coolidge Falls a desirable development.

The meeting adjourned at 3:10 pm.

Respectfully submitted,
Vicki Hentschel