

## Coolidge Homeowners Association ~ Annual Meeting

### Village of Loon Mountain Conference Center

December 6, 2014

Quorum achieved: Proxies 76, in attendance 63, total 139 (50%)

The meeting was called to order at 1:05 pm by Stratton Smith. The Board was introduced and four new members were acknowledged. Stratton gave the floor to John Prokos, Vice President, and Chairman of the Building Committee.

John reported that two homes were completed in 2014, and one is currently under construction on Flume Road. There have been no plans submitted for building in 2015; however, there has been some discussion about 1-2. At this time the building expense exceeds the selling prices. He reminded us that the Town of Lincoln is now requiring an engineer design/stamp on all plans that require retaining walls over 4 feet high. Walkways, walls, and other improvements necessary for the construction of a home are the responsibility of the homeowner to whom they are appurtenant.

As for landscaping, Coolidge Falls continues to enjoy our reputation of being well cared for and beautiful. Thanks to our staff - Jim, Danielle, and Mike. There has been an issue with conifers this past year due to disease/pests. They are being treated or replaced as necessary. John also reminded the members that reasonable view enhancement or tree-trimming is supported, as long as the Office is consulted to make the arrangements. We are considering adding benches to some of the gardens.

We have been approached by a homeowner about the possibility of adding solar panels to his roof. The Board will support this for homes with the correct exposure, as long as the panels follow the same pitch as the existing roof and if no trees need to be cut to achieve feasibility. Those in attendance did not voice any opposition.

Next to speak was Joel Spiller, Chairman of the Maintenance Committee. 15 homes were painted this year. We have 9 due for 2015, and these owners have all been notified. Some of these homes do not require the full paint job.

The roads have all been sealed and are in great shape. We will continue the Road Reserve at \$150 per lot, and don't anticipate any major road work to be necessary for 8-10 years.

We have purchased the spare pump for the water system. This allows for immediate replacement if a pump needs repair. We have not had any pump issues this past year.

Joel has negotiated a favorable propane contract with White Mtn Propane. He encouraged everyone to take advantage of the price protection option for a cap at \$1.74. Current price is \$1.63. The contract ends on May 1<sup>st</sup>, so be sure to fill before that date. CHA buys 130,000 gallons/year. Barbara White mentioned that the new billing is much more detailed and clearly indicates the price per gallon.

Roland Mattison has worked diligently to achieve an improved and affordable bulk internet/cable contract. We are now receiving more TV channels, HBO, Showtime (\*with optional box rental), and turbo internet. This is a five-year contract that requires 100% participation and works out to \$33/month cable and \$16/month internet (plus taxes and fees). You must contact Time Warner Customer Support to initiate the new services, and possibly adjust your personal billing. If your TV does not recognize digital channels, TW will provide a digital adaptor at no charge. It must be picked up at the Plymouth TW Office, \*where you can rent a cable box for about \$10/month, if desired. There is a letter posted at our website that fully explains these details. It has been noted that sometimes TW customer support does not recognize a Homeowner as being part of the CHA, and/or our new contract. If, after several tries, you continue to have problems getting service, call Danielle to see if she can help. Sally Jablon commented that she had to have a service tech come to her home to finally receive the appropriate service. Zeff Wheelock commented that he recently had to have the exterior cable upgraded for his internet. There is no charge for exterior work, but if service is needed inside you will be billed.

Bob Mollica reviewed the status of the 2014 Budget and the projections for 2015. Once again, CHA will contribute \$500 for the local Food Pantry and \$500 for Jean's Playhouse. The insurance expense is a little more than budgeted, due to coverage for the new truck. Legal expenses are a little over, as well. Legal expenses for delinquent payments are recouped from the owner they are attributable to, however. Ted Lee inquired about the process for recoupment. Stratton explained that 100% of legal fees are billed to owners who have not paid their dues and many notifications are sent advising them of the process. Lyndon Redman inquired about the telephone expense. Bob explained the amount is for a landline, fax line, and 3 cell phones. Unfortunately, our Office does not receive the residential discount for cable/internet/telephone – we are billed at the business rate. A motion was made and seconded to accept the 2015 Budget and approved by the majority in attendance with no opposition.

**The dues for 2015 will be \$3557.83 for homeowners and \$2660.85 lot owners.**

**Discount rates for total payment by January 31, 2015 \$3278.85 for homeowners, \$2409.77 for lot owners.**

A motion was made and seconded to accept the 2015 Dues and approved by the majority in attendance with no opposition.

Roland Mattison's term as Director ends on 12/31/2014. He was nominated for another 3-year term. There were no other nominations. Roland's nomination was seconded and approved by the majority in attendance. All current Officers were approved for another one-year term.

The ski shuttle will begin on December 12. It will operate on a schedule on weekends; during the week, you must call for a pick-up 603-348-7520.

Marc Mann addressed the Board regarding his frustration with the way the Board handled his recent problem regarding a wall failure at his home. He had asked for a meeting with the Board, but was not accommodated to his satisfaction. Stratton apologized for the misunderstanding and advised that he is always available to communicate with an owner. There are links to each Board member at the CHA website. [www.coolidgefalls.org](http://www.coolidgefalls.org)

Lack of communication was mentioned by another homeowner. Water bans, extended power outages, and other issues need to be communicated timely. We are hoping to enhance the CHA website and make better use of this tool.

Some homeowners purchase membership at the Village Swim/Tennis Club and are not satisfied with the facilities. CHA has no connection with the Club. It is primarily for the Village Timeshare operation, though we are allowed to join if we desire.

Robert Snyder inquired about our recycling process. The Town requires us to separate alum, tin/glass/plastic, paper, and cardboard (must be broken down). We could have Waste Management take care of this in our contract but it would increase our expense considerably. Danielle will revisit with Waste Management and let Robert know the outcome. Robert also asked about the status of the bridge to Loon. As we understand the bridge will be moved about 100 feet west. Stratton mentioned the new Verizon cell tower that will be erected just west of Governor Adams Lodge.

Maryanne Peterson asked about the street lights. As the incandescent bulbs burn out, NHEC is replacing them with LED bulbs, which are much brighter - objectionable to some, satisfactory to others. A sub-Committee will be formed to address the issue with NHEC. Contact Danielle if you are interested in participating.

**Next Annual Meeting will be held on December 5, 2015. This will be a very important meeting as our Association/Bylaws terminate on 12/31/2015. We will be voting to extend them, as written, at that meeting.** The meeting adjourned at 2:25 pm.

Respectfully submitted,

Vicki Hentschel, Secretary