

Coolidge Homeowners Association ~ Annual Meeting

Village of Loon Mountain Conference Center

December 5, 2015

Quorum for meeting achieved: Proxies 155 votes, in attendance 63 votes, total 218 votes (77%)

The meeting was called to order at 1:05 pm by Stratton Smith. The Board was introduced and two new Members were welcomed.

The first item on the agenda was to vote on the perpetual extension of CHA By-Laws. Stratton explained that the vote to extend the By-Laws requires a majority of 50% of the total membership to approve. Don Cody expressed his belief that the document needs updating and suggested that it would be better to approve the By-Laws for a year, review/update as necessary, and vote again next year. Several members disputed the decision to make the By-Laws perpetual. The Directors are comfortable with Attorney Sorg's advice and direction. Marc Mann made a motion for a vote. The motion was seconded, and a roll call vote of those in attendance was taken. Two members voted not to approve the extension, the remainder of those in attendance approved the extension. Additionally there were 165 affirmative votes via proxy. The By-Laws were extended as written and in perpetuity by 80% of the Members. 20% of the Members voted no or abstained. Don agreed to head a sub-committee to review/update the By-Laws so that perhaps some changes can be suggested and voted on next year. Laura Mann, Barbara White, and Bill Burdin will work with him on the Committee. They will meet with the Directors at the next Board meeting, tentatively scheduled for the end of March.

Stratton gave the floor to John Prokos, Vice President, and Chairman of the Building Committee. John reported that the Feldman home at 103 Flume has been completed and one new home is currently under construction on Westview Road. There were a couple of renovation projects completed this year as well. He anticipates there may be 1 or 2 new home applications presented for 2016.

As for landscaping, Coolidge Falls continues to enjoy a reputation of being well cared for and beautiful. Thanks to our staff - Jim, Danielle, and Mike! \$2500 is being budgeted in 2016 to continue at a modest pace for enhancement. More color will be added to some of the intersection areas. There are some disease-damaged blue spruce and ash trees. They are being monitored and treated as necessary.

There has been considerable discussion about "View Enhancement" this past year. The Directors have written (2014) CHA policy regarding tree trimming/removal. They have added an Appeal process if a member wants to dispute a Staff decision. The Directors recognize that our views are part of our value.

"Homeowners may request of the CHA staff specific tree-trimming/maintenance to enhance their view or protect their property. The CHA staff will review each request, and if it is not in conflict with our principles, landscape plan, or would be deemed to negatively impact other homeowners, may perform the requested tree-trimming/removal. The homeowner will be billed accordingly if the requested maintenance exceeds normal maintenance trimming."

Maryanne Peterson asked about rebuilding chimney boxes with composite material. John stated the Building Committee has no problem with that. There was also some discussion about replacing 2x12 deck rails with other options. A sub-committee was formed to explore other ideas. Bob Ellis and Kathy Marjerison will head that committee.

The street light at the top of Flume has been out for a year, it will be turned back on. Maryanne Peterson mentioned that it is too dark and unsafe with no lighting. As the bulbs on the street lights are burning out, they are being replaced with LED lights by the NHEC. Some people find the LED lights objectionable – and some people prefer them.

Next to speak was Joel Spiller, Director, and Chairman of the Maintenance Committee. We have 9 homes due for painting in 2016, and these owners have all been notified. Some of these homes do not require the full paint job. Joel was happy to report that we now have 2-3 additional painters coming on board. There have been complaints about the pricing and many requests for additional options. We have arranged with Greg Kent to work with owners to schedule chimney boxes to be repainted early in the spring. The more that can be taken care of at the same time, the less it will cost.

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

Joel has negotiated a propane contract with White Mtn Propane. He encouraged everyone to take advantage of the price protection option with a cap at \$1.39 (discounted w/credit card on file). Current price is \$1.17. The contract ends on May 1st, so be sure to fill before that date. CHA buys 130,000 gallons/year and has the best deal in the area.

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. You must contact Time Warner Customer Support to initiate the services, and possibly adjust your personal billing. If your TV does not recognize digital channels, TW will provide a digital adaptor at \$2 charge. It must be picked up at the Plymouth TW Office, *where you can rent a cable box for about \$10/month, if desired. We expect there will be an increase in box rentals in February. If you continue to have problems getting the CHA service, call Danielle to see if she can help.

Bob Mollica reviewed the status of the 2015 Budget and the projections for 2016. Total expenses are in line with the budget. Spending for fuel for the trucks dropped by half due to the decline in gas prices. For the first time, we received a bill for property taxes, \$1634, from the Town. There is a nearly \$19,000 outstanding balance on five lots owned by a group of owners that is being pursued according to our protocol. The lots are for sale and liens have been placed on these lots. He expects to end the budget year with a nearly \$6000 surplus. We will use up to \$4000 to enhance the CHA Website. The total balance, excluding accounts receivable, will be about \$160,000. Once again, CHA will contribute \$500 for the local Food Pantry and \$500 for Jean's Playhouse. A motion was made and seconded to accept the 2016 Budget and approved by the majority in attendance with no opposition.

The dues/assessments for 2016 will be \$3587.21 for homeowners and \$2660.29 for lot owners.

Discount rates for total payment by January 31, 2016, \$3308.29 for homeowners, and \$2409.26 for lot owners.

A motion was made and seconded to accept the 2016 Dues/Assessments and approved by the majority in attendance with no opposition.

Stratton Smith's term as Director ends on 12/31/2015. He was nominated for another 3-year term. There were no other nominations. Stratton's nomination was seconded and approved by the majority in attendance. All current Officers were approved for another one-year term.

Next Annual Meeting will be held on December 3, 2016. The meeting adjourned at 2:35 pm.

Respectfully submitted,

Vicki Hentschel, Secretary