

Coolidge Falls Homeowners'  
Board Meeting  
April 7, 2017

Attendance: Stratton Smith, Joel Spiller, John Prokos, Roland Mattison, Bob Mollica, Kathy Margerison, Jim Dauphine, Danielle Black, Mike Rezendes

Stratton opened the meeting at 2:00 p.m.

Stratton spoke of Jim Dauphine's 33 year tenure at Coolidge Falls and it was agreed upon by all to proceed with the past idea of creating a park at the intersection of Highview and Coolidge Falls Roads as a thank you to Jimmy for his continued dedication. A bench will be established and inscribed in his honor.

Bob gave a detailed Financial Report; total spending for 2016 was \$523,119 which included \$382,721 for dues related expenses, and \$81,530 for Time Warner Cable. We used \$58,867 from the operating surplus to pay off the mortgage on the maintenance building. Dues related spending was \$1,360 over the budget. We spent \$1,700 more than budgeted for vehicle expenses due in part to replacing tires for the trucks and repairs to the tractor. Infrastructure spending was \$1,639 over budget. Landscaping spending was \$2,232 less than budgeted and payroll expenses were \$1,808 less than budgeted.

The Bylaw Committee discussed several issues related to access to units and responsibility for maintenance. If maintenance of properties was not being completed by the homeowner, the association could step in and do it for a fee. The Board suggested stating that improvements made by homeowners (walls, walkways) will not be maintained by the association and suggested that language be added to the current bylaws to reflect these changes. Questions arose as to which section of the bylaws these changes should appear.

The Bylaw Sub-Committee has concerns relating to the small size of the current board and feels that although the current board is efficient and operates cooperatively, that might not always be the case, and potential discourse could be diffused if the board was larger. The Bylaw Subcommittee members will be invited to attend the July 11, 2017 meeting to further discuss their concerns.

John reviewed the status of construction within Coolidge. The new single home at 78 Westview Rd is on schedule. Danielle confirmed that the interior is nearly completed and that with the warmer weather, the exterior of the home should progress quickly. The duplex at 19-20 Westview is coming along slowly. Drainage and erosion issues prompted the town of Lincoln to have concerns. They requested a review from OSHA. The subsequent review did not identify any potential safety threats, but despite this, the town is asking for a meeting to discuss Coolidge Falls' overall responsibility for any potential liability or repair of sites within our complex. It has been decided that when a formal meeting request and agenda is received, Greg

Sorg will be invited as counsel to represent us. The responsibility of the site is in Bob Dumont's hands and a revised site plan, new survey and buffer zone need to be established.

John offered and Jimmy confirmed that larger development within new pin to pin building sites has stimulated the rise in potential problems as they invite erosion, and reduce common land. Danielle commented that some of the newer walls are not engineered as efficiently and Joel added that larger homes on smaller properties make it difficult for heavy equipment access if the need arises.

A new duplex is set to be constructed at 14 Highview Rd. Identification of the builder and excavator is required before they start, and the importance of adhering to the building schedule will be emphasized. The street is small and the homes are close and efforts will be put forth to minimize the inconvenience of abutters and limit the impact of the road surface by covering it. Unit 22A Highview is adding a dormer and new roof and 90 Coolidge Falls Rd will have their deck railings replaced.

Joel outlined the 2017 painting schedule. Four contractors are available and posted on the Coolidge Falls website. John suggested adding Benjamin Moore to the painting specs because it is available locally. Durability, shine and color matching were discussed.

Spring landscaping will begin soon and existing gardens and their maintenance will highlight this year's landscaping plan. John suggested the early purchase of nursery stock to insure better quality and greater availability. Attention will be focused on the use of shrubs in lieu of flowers to minimize upkeep and enhance erosion control.

Road repairs are slated to occur and bids will be accepted for patching and sealing. It was established that payment for this will come from the infrastructure account. Mike addressed the need for work on the 10 year old truck. New brakes will be bought and cosmetic issues of rust will be put off until they impose any safety risk. Mike will do the brake work to minimize the cost. Mike suggested swapping out existing halogen light fixtures within the association with new LED ones. The accompanying savings and long lasting output of these new fixtures was agreed upon and replacement will be made.

Roof maintenance and the establishment of policy regarding roofs was discussed. Problems arise from mixed material applications on duplex and triplex units and Roland expressed the potential for discourse among multi unit homeowners if aesthetic and financial agreement cannot be reached. Additionally roofs can be re-screwed and painted but finding contractors can be difficult and the screws are costly.

Roland reiterated concern in regard to conformity and aesthetics. This was agreed upon by all and a recommendation for the adoption of a written long term plan for roofs was approved with the requirement that: all new constructions have standing seam roofs, standing seam roofs are

the preferred option for replacement, and corrugated materials may be used for replacement **only** if the materials, pattern and color identically match.

At the 2016 Annual meeting our membership voted to approve new railing standards for our units. The board approved the adoption of Deckorator Balusters, they will be integrated into the existing rail frame system and a prototype of the design will be made available at the association building.

The meeting adjourned at 3:48 p.m.

Respectfully,

Kathy Margerison  
Secretary, Coolidge Falls