

Coolidge Falls Homeowners' Board Meeting

August 21, 2019

Attendance: Stratton Smith, John Prokos, Bob Mollica, Joel Spiller, Bill Burdin, Kathy Margerison, Danielle Black, Mike Rezendes

The Wednesday meeting started at 1:04 p.m. Stratton noted that he, Bob Mollica and Bill Burdin have been working with Northway Business Services in an effort to streamline Coolidge's monthly bills and expenditures and are focusing in on a format that displays an easy snapshot of the financials.

Stratton suggested early in the meeting that the board meet again in October to review the progress of the financial report and the annual budget. The meeting is scheduled for Monday, October 7, 2019.

Prior to the October meeting, Stratton, Bob and Bill will review the upcoming expenses for health and liability insurances and factor those increases into the budget.

Joel Spiller reported that a portion of Coolidge's roads were sealed earlier this summer with the remainder of the roads to be done later this season. This annual expense of roughly \$10,000 ensures the integrity of our roadbeds and will hopefully protect our roads for another 10 years. Mike Rezendes will be supervising the application of the second half of the September seal coating.

Stratton and Joel commented that there are no projected large expenditures for 2020.

Mike related that several of the holiday lights will need to be replaced for the upcoming season.

Joel noted that letters to homeowner's whose places need painting have already gone out for 2020 and in contrary to past years, Coolidge has several painting contractors available to service painting needs.

Danielle Black mentioned a mold problem in the Coolidge office. An effort to remediate the mold will be made by the staff with larger dehumidifiers.

John Prokos suggested that a sign be placed at the intersection where Flume and Coolidge Falls roads meet. It would function to alert motorists of the sharp curve and the approach of oncoming traffic.

John also stated that there are no new proposed building projects within the association, and this hasn't been the case for quite some time. Danielle added that the town is imposing building restrictions due to Lincoln's aging sewer and water infrastructure and that this is impeding the building process.

John proposed that the board allow the application of a roof sealing and coating product. A section of the treated roof was available for the board to view. The intended outcome would be the prevention of winter ice dams. The homeowner will be given the approval to use the color matched product on their roof.

John and Danielle met with Loon representatives to discuss the upcoming 2019-2020 bus season. Loon acknowledged the shortfalls of the past season and assured them that they are working to insure a better season for all riders. The mountain is offering their drivers higher wages and have invested in some newer busses. The GPS tracking/application was additionally discussed, and they seemed amenable to the tracking if Coolidge pays for the purchase of the product. Difficulty remains in who would be responsible for the device and where it would be kept. It needs to remain charged and the potential for loss exists if multiple drivers and busses are in use. The discussions will continue.

The meeting adjourned at 2:34 p.m.

Kathy Margerison
Secretary
Coolidge Falls