

Coolidge Falls Homeowners Association – Annual Meeting
Village of Loon Mountain Conference Center
Saturday, December 1, 2018

Stratton Smith called the meeting to order at 1:07 p.m.

Stratton opened by welcoming our new homeowners and asking them to introduce themselves. In addition, Stratton gave a summary of the achievements of 2018 and laid out the agenda of the meeting.

Kathy Margerison gave a proxy and attendance report. Quorum for meeting was achieved: Proxy votes 85, in attendance 52 votes, for a total of 285 votes.

John Prokos recognized the newly completed homes and commented on the high selling prices of these units and how this will positively affect Coolidge property values. John mentioned the prospective home to be built at 108 Flume Rd and noted the steepness of the lot. Similarly, the property at 51 Flume Rd faced grade and site difficulties and has made limited progress. John imparted to homeowners the importance of adhering to our posted building codes and specifications.

Coolidge's landscape plan intention is to treat affected conifer trees to protect them from disease. John also spoke of how full the landscape has become and that we will continue with our effort to replace or add further plantings in select areas.

Jim Tartol questioned the new baluster specifications and John confirmed that they are of the 4" spacing building code requirements. Jim Lee asked what contractors within the association are offering installation of the new railings and was advised to consult the website for a contractor.

Joel Spiller recognized Danielle Black and Mike Rezendes for their continued hard work. Joel noted that Danielle and Mike's efforts are visible all throughout Coolidge and remarked that their dedication distinguishes our association from all others.

Joel's volume propane negotiations have once again yielded a highly competitive rate of \$1.59/gallon. The price is further discounted to \$1.49 if members place a credit card on file with White Mountain Oil and Propane. Road conditions, annual crack sealing and road reserve balances were identified and discussed. In an ongoing effort to maintain association infrastructure our team inspected and repaired roughly 50 manhole covers.

A new painter, Joe Corliss of Littleton has joined the ranks. The association targets 10-15 homes to be painted annually. Joel and Danielle reinforced the importance of lining up a painter now for spring/summer of 2019. Homeowners Vicki Hentschel and Jim Tartol noted that they have called contractors and made appointments, but difficulty remains in getting someone to call back or show up.

Joel presented a motion to the association for the purchase of a new backhoe attachment and thumb for the John Deere tractor at the cost of \$11,800. Don Cody questioned whether the machine could bear the potential load. Joel responded that the attachment would aide Mike and Danielle in safely performing routine rock wall repair, tree planting and trench maintenance. Michael Duarte made a motion to purchase and John Moynihan seconded the motion. The motion gained unanimous approval.

Joel made a motion to the association "that will allow the possible expenditure up to \$60,000 for a new diesel-powered pickup truck with plow attachment and lights". Diane Mattison and Ted Lee questioned the benefits of diesel vs. gas engines. Ted Lee made a motion from the floor to allow if necessary, the purchase of the vehicle. Bob Koning seconded. A show of hands completed the motion.

Treasurer's report:

Bob Mollica reported that as of November 30th, our revenues were \$378,479 for dues revenue and \$494,131 in total income. Expenditures through November 30th were \$338,05 in dues related expenses and \$407,288 in total spending. Spending for the year is projected to be \$370,120. We had a few variances from the budget. Spending for dumpster and the shuttle service were over budget. Spending for infrastructure, landscaping, payroll, including health and workers comp, were under budget.

The surplus for dues related expense is \$7,319 and for cable/internet is \$12,806. The board proposed using a portion of the surplus to purchase an excavator for the tractor at a cost of \$11,800. This reduces the total surplus to \$8,325.

The budget for next year will be \$377,499 which is just \$60 more than this year. The assessment for cable/internet service will drop from \$676 to \$510. Dues and assessments for the year are \$3,426.48 for units and \$2,639.83 for lots before the discount is applied. For owners who pay in full before January 31st, the total dues and assessments will be \$3149.83 for units and \$2,396.49 for lots.

John presented the 2018-19 extended shuttle bus schedule. This year the shuttle will run from December 8, 2018 through April 7, 2019, with weekend only service the first and last weeks. A motion from the floor was made to further expand the service for two weekends beginning the Saturday after Thanksgiving. It was met with approval. John will approach Loon and report back to the membership for the 2020 ski season. Paul Daley, Coolidge's infamous bus driver will not be returning for the upcoming season. Paul's dedicated service, along with his wit, and kindness will surely be missed.

Bill Burdin asked for and received clarification on the budget's total expenses. Mark Mann made a motion to accept the budget as presented. It was seconded by Bill Burdin and approved by the membership.

Rich Feldman detailed our new Spectrum contract. Stratton recognized Rich's tenacity in negotiating such a stealthy and cost saving agreement. Rich suggested to homeowners that they could forego the monthly router fee by purchasing a router of their own. Rich's efforts yielded the association a \$25,000 yearly savings. Rich also recognized Roland Mattison's past efforts in creating a great foundation upon which to build our new Spectrum agreement.

Rich presented the New Hampshire Electric Cooperative lighting and energy savings plan. The association was surveyed and all electricial accounts carefully reviewed. With the replacement of metered accounts, solar and LED dark sky lighting, Rich's efforts will yield a \$14,000 savings over a 5- year period. Ted Lee suggested winter lighting for the ice flows over waterfalls. Ken Litvin of Westview Rd requested that an effort be made to straighten light poles. Aside from aesthetics, our new lights will work most effectively by illuminating straight down onto our streets. Pole straightening is preferably done in warm weather but an effort to straighten West View's off kilter pole will be made.

John introduced the 9-member rental committee and asked Laura Mann, co-chair of the committee, to speak on its' behalf. Laura stated that they used last year's survey results to guide their discussions and pinpoint key topics. The confines of the recommendations were presented and accepted by the board at the August 27th, 2018 quarterly meeting.

The Rental Committees focus areas are: notifying abutters and providing neighbors with your contact information, posting of regulations regarding parking, recycling, quiet hours and providing owner contact information.

Laura stressed that this is all in an effort to create a better culture with the key being communication. Stratton stressed that should a conflict occur that neither Mike nor Danielle nor the Board be called to resolve a situation but contact to the office during business hours and abusive situations will be dealt with by the board.

Don Cody was concerned that the guidelines are general and too restrictive. Stratton suggested that Don and Laura meet to fine tune the language of the document. Diane Mattison offered that cars and parking are major concerns primarily during the winter when plowing is involved. Diane suggested that limiting the number of vehicles a property could have, might curb the problem while John Moynihan inquired as to where in Coolidge overflow parking may be accommodated. Hilda Moynihan suggested asking the Village of Loon if they would allow our overflow.

Danielle offered that using our Coolidge Falls Neighbor page to reach out and ask if your neighbor will be around or inform them of your intent to have guests or rent, it might help alleviate potential parking conflicts and Kathy Margerison added that following a standard "good neighbor" policy is a positive way to start. The discussion ended with John advising Coolidge members who are renting to provide notice to their all of their abutters. Information in regard to renting including parking, trash, quiet hours and the bus can be easily found on the Coolidge Falls website.

Stratton offered that the board will survey our membership at the seasons end to determine the effectiveness of the rental committee recommendations.

Stratton presented the staggered election process for 2019. This year Stratton and Kathy were up for election. Both Kathy and Stratton were re-nominated for their respective positions as secretary and president. Calls for other candidates were heard, and the election commenced with Stratton and Kathy being re-elected for a 3-year term.

Ted Lee rose and asked the membership to join him in thanking the board for their continued hard work.

Danielle offered that multi-use recycling is working very well and reminded our membership to be diligent is separating trash from recyclable materials.

Stratton thanked everyone for a successful meeting. The meeting adjourned at 2:37 p.m.

Kathy Margerison
Secretary