

Coolidge Falls Homeowners Association – Annual Meeting
Village of Loon Mountain Conference Center
Saturday, December 7, 2019

Stratton Smith called the meeting to order at 1:02 p.m.

Kathy Margerison gave a proxy and attendance report. Quorum for meeting was achieved: Proxy votes 97, in attendance 46 votes, for a total of 143 votes.

Stratton thanked everyone for coming, invited the board to introduce themselves and asked new homeowners to stand make their attendance known. Stratton thanked Bob Mollica for his years of devoted and valuable service to Coolidge Falls and introduced William Burdin as the interim treasurer.

John Prokos began with the building report and offered that there are no new homes scheduled to be built in 2020. There are several homes slated for renovations including the first application of stone to a chimney. In addition to reminding homeowners to have their chimney cleaned on a regular basis, John re-iterated the focus of using the Coolidge Falls website for all building and design inquiries and encouraged homeowners to contact Danielle Black with any construction questions.

John asked Laura Mann to give a report on the town of Lincoln's newly proposed Short-term Rental Ordinance. The ordinance includes components of registration, inspection and fire safety, with reliance on adherence to parking and noise ordinances. Fines ranging from \$100 - \$2500 for violations will be imposed. For more information (lincolnnh.org).

John mentioned that our devotion to the landscape plan continues to be beneficial and further plantings will yield high future dividends. In an effort to maintain our tree canopy, several ailing conifer trees were identified and treated by Mike Rezendes. With the help on an arborist the spraying has been successful. Many ash trees within the association have been affected by the emerald ash borer and will be systematically taken down.

Joel Spiller thanked Danielle and Mike for their long-standing commitment to Coolidge, for their devotion to the job and for seeing projects through to completion. The membership joined in praising Danielle and Mike for jobs well done.

Steve Toebes commented on a recent incident when their propane ran out. Many units have shared tanks and Danielle will address tank size and use with both homeowners and White Mountain.

Joel gave an equipment report including the purchase of the new truck and new tractor tires. Joel emphasized the importance of contracting early with one of the many available painters to insure inclusion for the upcoming season. It is hopeful that with the increased number of painters, prices may become more competitive.

Our capped propane price is \$1.49/gallon, plus a 10 cent/gallon discount with a credit card on file. The propane price fluctuates daily, which can be seen on your White Mountain Oil account page, with \$1.25 being the price today. With an additional 10 cent/gallon discount with a credit card on file, that effectively makes our price \$1.15/gallon if propane were to be delivered today. Should the daily price exceed \$1.49/gallon, we will only pay the capped price no matter how high in price it goes, plus the additional 10 cent/gallon discount.

Joel reported on the condition of the roads and the status of the reserve account that would finance road replacement. It is anticipated that with annual sealing and maintenance of manholes that we have another 4-7 years before it becomes necessary.

Jim Wingett's current contract expires in 2020 and preliminary negotiations have begun with Jim for plowing, shoveling, mowing and leave removal.

Bill Burdin reported that as of November 30, 2019, our revenues were \$378,592.04 from dues and \$474,009.01 total income from all sources. Expenditures through November 30th were \$394,140.28. We had a few variances from budget. Spending for Maintenance Building, Property Maintenance, and vehicle expenses were over budget. Electrical, Legal expenses, and payroll were under budget. Overall the Association is on sound financial footing as there are \$132,000 in the road reserve and approximately \$220,000 in other funds available for emergencies.

The budget for next year (2020) will be 381,399.00. Dues and assessments for the year are \$3436.56 for unit and \$2648.91 for lot before the discount. For owners who pay in full before January 31st the dues and assessments are \$3158.91 and \$2399.02 respectively, increasing the dues by only a \$10.00 over last year.

He warned that due to anticipated increases in cable rates, electrical, and snow plowing, it is unlikely we can remain at level dues in 2021.

Mary O'Brien motioned to accept the financial report and John Moynihan seconded it.

Rich Feldman highlighted the status of cable and lighting within the association and reminded the membership that in June 2020 our current Spectrum contract expires. Negotiations with Spectrum will commence prior to the June deadline. Rich commented that homeowners experiencing cable issues should first attempt to reset their cable boxes and if need be, call **833-697-7328**, the Coolidge Falls bulk account customer service number.

Rich explained that the recent lighting and meter changes within the association have resulted in a \$2800 annual savings.

In addition, Rich and Bill worked to obtain a health insurance and disability plan for the employees that exceeds the benefits of previous years with a substantially lower cost.

John recognized last years' problems with the shuttle bus and explained the 2019-2020 transportation schedule. The GPS app was introduced it is anticipated that it will allow provide detail as to real time location and afford riders greater flexibility.

Several homeowners offered suggestions to improve or augment the current Loon Mtn transportation offerings, including use of the Shuttle Connection, Uber and contracting a private bus service. Steve Toebe offered to look into viable transportation alternatives and report back.

Elizabeth Cushinsky voiced concern over the reliability of the bus service and the efficiency of the app with questions on how notifications could possibly be sent to waiting riders, especially if there's a breakdown.

There were two positions up for election in 2020. Bill Burdin was nominated as treasurer. The nomination was seconded. No other candidates were offered. Kathy Margerison was nominated as Secretary for a 3-year term. The nomination was seconded, and no other candidates were offered.

Stratton gave a summary of the accomplishments of the staff and detailed the work both Danielle and Mike have done over the past year. Hilda Moynihan praised the staff for their dedication and hard work.

Stratton reminded homeowners that Danielle and Mike are always available during business hours and for emergencies only, after hours.

Steve Toebe suggested that future annual meetings provide on-line attendance options to those who cannot physically attend.

Kathy explained that 2020 proxy voting will be in a digital format. This adaptation will save money, time and resources.

Bob Koning made a motion to end the meeting. It was seconded by Kevin Litvin.

The meeting adjourned at 2:21

Kathy Margerison
Secretary