

# Coolidge Falls Homeowners' Annual Meeting

Saturday,  
February 27, 2021

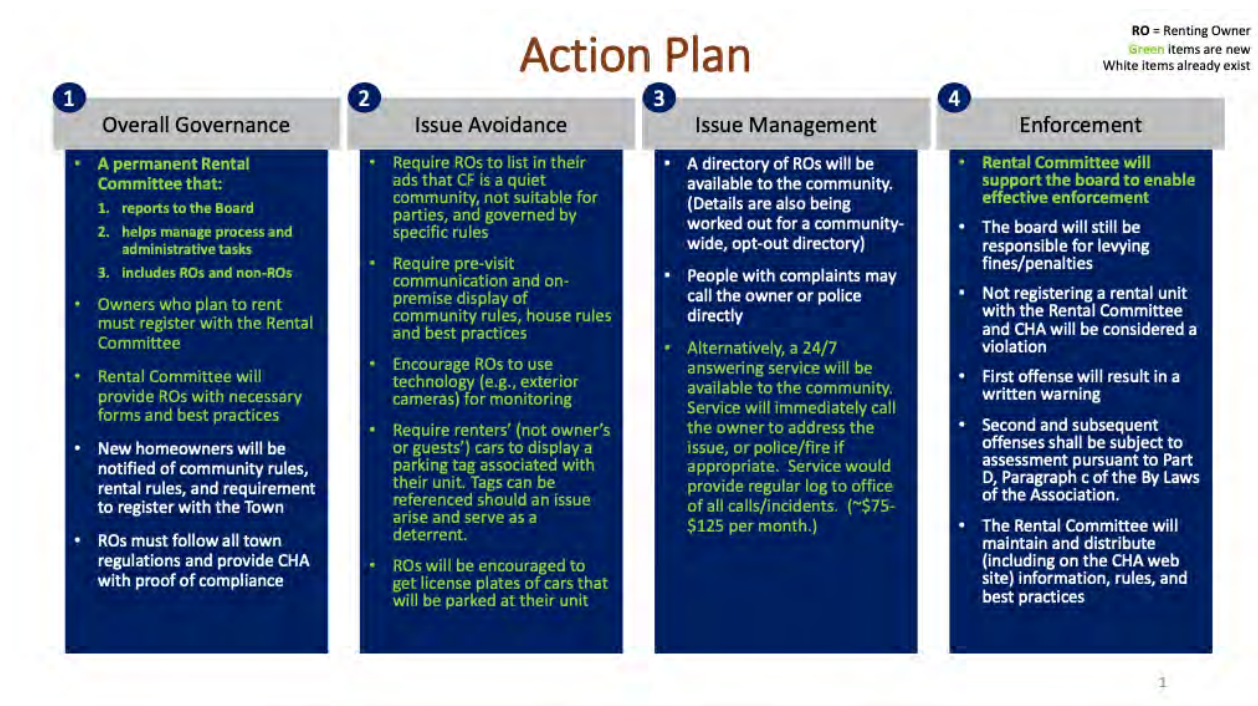
Attendance via Zoom: John Prokos, Joel Spiller, Bill Burdin, Laura Mann, Jeffrey Liber, Kathy Margerison, Danielle Black, Mike Rezendes, Coolidge Falls community members

John Prokos opened the meeting at 1:01 pm, he welcomed everyone for coming, gave a summary of the history of the homeowner meeting and the reason for its continuation. John also presented the meeting agenda.

John highlighted the mission statement of Coolidge as one that promotes a congenial, valuable, attractive and pleasant community. He stated that homeowner complaints were the foundation for the formation of the rental committee in 2018 and again in 2020.

John shared some homeowner letters of complaint concerning renters and inquired of members what type of community they foresee for Coolidge.

Kyle Turley, representative of the rental committee, thanked the rental committee members comprised of both renters and non-renters. Kyle further clarified to non-renters that the proposed recommendations apply only if you rent for money. He reminded meeting attendees that this is a work in progress and as with all new ventures, you need to start somewhere and additionally some concerns will be easier to solve than others.



John opened the floor for discussion and as co-host, Laura Mann allowed individual members in for comment.

Jeff Ferrante, a rental committee member likened the issues to a highway in need of guard rails and restraints for speed. He stated that these issues are not unique to our community but at the same time we need to maintain guards for control.

Kira Fabrizio inquired about the number of violations there have been and what the structure of fines is.

Mark Krumm offered that rental calendars of VRBO, Airbnb, and similar sites are not great measures of the availability of a home that is being offered for rent.

Bill Burdin spoke of his concerns in how many renters Coolidge currently has and cited potential rising insurance costs and increased fees for both trash and recycling.

Kyle Turley spoke of how the rental committee incorporated the feedback from the scheduled listening sessions and added that the increase in insurance could result not only from short term renters, but long-term renters as well.

Tom Quinn questioned John's interpretation of the results from the previous rental committee survey done 4 years ago, in 2017. Tom suggested that some of the data and the problems do not stem from short term rentals. He asked to be allowed to share his screen and survey data with the Zoom meeting attendees, but his request was denied, due to irrelevance of the 4-year-old data, time constraints and zoom security protocols.

Roland Mattison stated he is firmly against renting within Coolidge. With significantly increasing costs, we need strong rules, without subsidizing renters for use of amenities like trash and roads. Roland suggested encouraging homeowners to call the police when problems occur.

Hilda Moynihan questioned how the association knows exactly who contaminates the trash.

Carolyn Atinikian strongly denied that issues of increased use in trash/recycling and poorly behaved animals are valid statements. She stated that claiming that these incidental costs increase whether you reside in Coolidge or rent is false and misleading.

Vicki Hentschel offered that someone could potentially rent a unit long term and then invite others up every weekend and the STR ban would not prevent that from happening.

Erika Bzdel asked if the association knows how many claims there are annually that are due to renters.

Tom Quinn again asked to share his information with homeowners. He stated that the board is unreasonable and knows that the association already has greater than 20% of members who rent.

Mike Sadler, a new homeowner, offered that they honored previously booked rentals when they bought their unit. They have been pleased with the positive feedback they've received from renter families who appreciate the opportunity to enjoy a fun and relaxing vacation.

Laura Mann reminded attendees of the meeting time restrictions and urged moving along quickly to accommodate the upcoming voting.

Bill Gady suggested that every short-term rental should have a required set of rules.

Don Cody offered that he was in agreement with Roland Mattison concerning renters, citing that we need some control and not a band aid approach.

George Zogrofos stated that Roland said it best and suggested running short term rentals as a business and charge the renters for it.

John Prokos outlined the current Community Rules fee/violation summary.

Paul Crockett gave the closing summary for the rental committee. Paul referred to his long-term personal family history with Coolidge and his positive experience renting his home for the past 10 years. He asked members to question why being able to rent matters and offered that building a system for enforcement and better communication is the solution. This system is imperative whether an owner chooses to rent short term or long term.

Joel Spiller closed for those favoring a ban on short term rentals by commending our community for the good ideas and the exchanges they had and by thanking the rental committee, the board of directors and Danielle & Mike. He asked each member to think of what Coolidge Falls means to you personally and to make your decision from your personal experience.

Joel explained to Zoom attendees the two proposed questions. John asked for a motion to vote on the short-term rental ban. The motion was moved by Jeff Ferrante and seconded by Jeff Liber.

Laura Mann clarified the terms of the second vote for revised community rules. She explained that it differed from the first vote because it needed only a majority to pass.

The short-term rental ban votes will be tallied and be made available early next week.

The revised community rules (being the current rules from December 2018 with the Rental Committee's additions explained by Kyle) passed by an 85% majority.

The meeting adjourned at 2:34 pm

Kathy Margerison  
Secretary