

Coolidge Falls Homeowners' Board Meeting

January 7, 2021

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

A 3:00 p.m. on January 7, 2021, a Zoom meeting was called. This meeting was called by the President to discuss time sensitive information received from CHA's Attorney, to be discussed in executive session. Therefore, the 20-day member notification period could not be accommodated for this meeting. In addition, the Board determined that updates for pending matters (being speeding, pump house, and rental committee updates) should also be provided at the meeting, as time permitted.

Also discussed were complaints of homeowners who reported events from the holiday week. Parking and speeding were the biggest concerns. Mike Carroll of Coolidge Falls Rd. offered to chair a committee addressing speeding withing the association. Danielle Black stated that they have been pricing speed bumps to be installed at the end of the winter season.

Joel Spiller next detailed the serious pump house issues. Total failure will result in no water pressure on both Flume and Highview Roads. He reported on the discussions with new potential vendors for maintaining our current pump system. The former company no longer supports our system and cannot obtain parts. They suggested a costly and extensive replacement (up to \$150,000). Fortunately, another company carries many of the integral parts and offered a comprehensive service contract and more conservative options, including the rebuilding of the current system. Joel, along with Danielle and Mike will closely monitor the system and make decisions to effectively put off replacement and delay costly repairs.

Laura Mann and Jeff Liber reported the recent meeting with the rental committee members and related discussions including: The Neighbor-to-Neighbor directory, distribution of material to homeowners, proxies, and enforcement challenges.

The board will await the full recommendations of the rental committee after they are received February 10, 2021.

Next it was determined to go into executive session regarding communications with legal counsel. At conclusion, the meeting came out of executive session.

John asked that Kathy Margerison prepare an agenda for the anticipated February 26th meeting and it was reviewed for the optimal discussion of topics and time management.

The board planned another meeting for January 28th at 3:00 p.m. to discuss the pump house, re-tweak the upcoming February meeting agenda, and hear what progress the traffic committee has made.

The meeting was adjourned at 4:18 pm.