

Coolidge Falls Homeowners' Board Meeting

November 12, 2020

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

John Prokos opened the scheduled 11:00 a.m. Zoom meeting and began by outlining the format and protocol for the Coolidge Falls upcoming December 5, 2020 annual meeting. He provided a detailed outline and agenda, and the rules for conducting the meeting. Laura Mann will act as co-host during the meeting.

Bill Burdin gave the financial report: As was indicated at the 2019 annual meeting, the budget for 2021 will show an increase over the 2020 budget. Insurance, Taxes, Spectrum Cable, Winget property maintenance contract rates, and dumpster line items have all increased.

Additionally, Bill advised that trash/recycling has already exceeded the 2020 budgeted amount and it is only October 31st. Further, depending on what transpires at the 2020 annual meeting regarding the Short-Term Rental ban, legal fees may need to be adjusted upward for the upcoming year especially if an additional employee hired.

Bill related that the liability and umbrella insurance the association holds are being reviewed and may potentially increase due to the number of rental units within our community. This increase may further impact the 2021 budget. If increases in trash/recycling and insurance are substantial, the association may be forced to impose a special assessment to cover the costs.

Joel Spiller reported that to date, crack sealing in the association has been partially completed, the snow tires are on the vehicles and this year, the older truck required new snow tires. Other anticipated maintenance expenses are the repair of a water shut-off valve and manhole cover on Highview, and the rebuilding of the pump for the pumphouse on Flume. In addition, letters to homeowners whose units are in need of painting have been sent.

Rich Feldman offered thanks to Danielle and Mike for the monitoring they do of the dumpster. They regularly peruse the trash for contamination and remove large and improperly disposed items and bring them to the town facility for disposal. Their dedication and oversight of this makes more room in our disposal areas and works to keep costs down.

John shared that currently there are no new homes slated to be built in 2021. He will encourage potential new homeowners to submit their drawings early to the town for storm and retaining wall permitting as Lincoln's process is lengthy and slow.

Tree planting withing the association was modest this year due to the drought conditions and Coolidge will continue in the spring of 2021 with select planting of trees.

Shuttle service for the ski season will be limited to weekends and holiday weekends only. Loon has had difficulty hiring and keeping drivers. The acquired GPS system will again be available for use this year.

Danielle Black commented that this year the Kank Rec ski center will be limited to pass holding town residents only.

Laura identified that data relating to infractions within the association is being sought. General infraction information will be made available to homeowners at the annual meeting and will be included in a pre-meeting summary to be sent to homeowners.

Bill recommended the board distribute the summary of original establishment documents of Coolidge Falls provided by Attorney Greg Sorg. This letter will be made available to our membership before the annual meeting. Laura noted that letters received by the board both for and against the short-term rental ban will also be part of the pre-meeting summary.

John closed the meeting by reiterating the importance of sticking to the timeframe identified in the annual meeting agenda and stressed that adhering closely to the agenda set forth will allow for reasonable discussion and a fair vote.

The meeting adjourned at 1:42.

Kathy Margerison
Secretary