

Coolidge Falls Homeowners' Board Meeting

November 14, 2019

Attendance: Stratton Smith, Joel Spiller, John Prokos, Rich Feldman, Bill Burdin, Kathy Margerison, Danielle Black

The meeting began at 1:05 p.m. with a discussion and demonstration of the new Silver Cloud GPS bus monitoring service. It is anticipated that this application will aide homeowners in locating and tracking the Coolidge Falls bus along its route to and from the mountain.

Stratton Smith indicated that this additional meeting was intended to review the budget and agenda items for the upcoming annual homeowner meeting.

John Prokos indicated that Loon reluctantly supplies busses for homeowners and would rather not provide any transportation at all. Although costs associated with the bus have risen this year, it is still substantially subsidized by the mountain Overall cost of bus service went up about 18% (\$13K to \$15.3K) but there is also a decrease in midweek service days (T, W, TH) and we added one additional weekend of service compared to last year. Bus lunch hour break will be 12-1 PM.

Bill Burdin presented the budget for the remainder of the year and the projected numbers for 2020 were reviewed.

Rich Feldman and Bill worked together to improve the health, and benefit packages afforded to Danielle Black and Mike Rezendes. The board is in agreement that these amenities make Coolidge competitive in the employment marketplace and further indicate how much we value our employees.

Danielle offered that the Christmas lights are up and they will be turned on on Thanksgiving.

John reported on the completion of the Miller-Hamilton home on Flume Rd. The remaining landscaping will be completed in the spring. At this time, Coolidge has no other new house construction projects.

Stratton discussed the implications of increased short-term rentals and asked that John invite the "Rental Committee" to offer an opinion on the changing landscape of this neighborhood concern. The major topics are noise and parking. Parking is especially problematic in winter. The towing policy will be enforced.

Joel Spiller again noted that letters to owners went out early in an effort to get members signed on early to have their units painted. In contrast to previous years, Coolidge has a surplus of available and qualified painters.

John highlighted the success of the landscaping plan and added that a rather small investment has yielded quite the impressive dividends.

Danielle offered that the emerald ash borer parasite has arrived and will likely be affecting the many ash trees and ultimately the canopy within our association.

Stratton reviewed the agenda for the annual meeting and assigned board members the topics to discuss.

Joel suggested that the Coolidge Falls sign be repainted as it is in need of a touch up. It has been several years since it was last done and a bid has been sought for the project.

Kathy Margerison suggested that Coolidge employ an e-ballot/proxy/voting service for next year. This will save on paper, stamps and the environment. The Coolidge Falls logo/stationary will be updated.

Meeting adjourned at 2:15 p.m.

Kathy Margerison
Secretary
Coolidge Falls