

**Coolfont Mountainside Association
Board of Director's Meeting
May 15, 2010**

Call to Order:

President Jackson Bain called the meeting to order at 10:05 am in the CMA office.

Board members present were: Martha Ashelman, Jean Cohen, Arnold Weinberg and Ron Wohl.

Members present were: Sandy Bain, Elmer Broxson, Mary Kay Cloney, Paul Kagen, Hallie Kerr, Kathy Levey, Flo Merola, Joe and Cindy Van Meter and Andrew Zuckerman.

Operations Manager: John Hobday.

Adoption of Agenda:

The agenda, as corrected, was adopted.

Approval of Minutes:

With the addition of Elmer Broxson and Operations Manager, John Hobday added to those present at the last meeting, and the correction under "Roads" of Route 9 to "Cold Run Valley Road", the minutes were approved.

Presidents Report:

President Jackson, Elmer Broxson and Joe Van Meter will be meeting with John Hobday this afternoon regarding the next phase of the water upgrade. Joe has recorded the water loss in each section of the Mountainside by reviewing the meter readings. At the next Board meeting they will present a revised long term plan for the water upgrade. Every year 10 meters will be thoroughly checked and replaced if necessary

Jackson also asked CMA Treasurer Jean Cohen to send corrected and approved CMA budget reports to webmaster Bob Borchers to be posted in the members' section on the website, so CMA members can review the status of the association's finances.

Treasurer's Report:

Treasurer, Jean Cohen reported that extraordinary snow removal was a large dip into the budget. However, she said she is not concerned at this time, because considering the entire budget, there is no overage. At the end of the year, she will roll over unspent monies into the snow removal budget. Since the Gateways Committee was added after this present budget was created, a new line (640) will be added for it.

Operations Manager:

Operations Manager, John Hobday reported that there was a small leak in the H Section.

He has raised the water pressure in the upper K Section from 20 to 40 psi.

At the owner's expense, he replaced a water line from the meter to the house in the G Section.

He suggested replacing the pipes in upper K, as they are old.

He and Jackson are recommending that with the water upgrade, those owners that have black pipe going into their house from the meter consider having it replaced at this time. The old, thinner form of the black piping is prone to leakage. In addition, old installation techniques for pipe from the meter into your home may be inadequate for the rocky environment, and could cause leaks. If you suspect you might have this old type of pipe and an old standard of installation, John can advise you. Houses built before 1980 are suspect, but even some newer built houses have similar issues.

The name sign of N-5 was damaged during the snow plowing. After much discussion, Ron made a motion that CMA offer \$30 towards replacement of said sign. With a second by Martha, the motion passed.

Kathy Levey presented a proposal for the replacement of the mail boxes that are near the tennis courts for permanent residents. The cost would be about \$1,455 for new boxes and installation. A second option looks at exploring the feasibility and cost of repairing the present boxes, pedestals and the wooden box for packages. Non-locking doors would be attached to the package box with follow up painting and repairs. The postmaster suggested putting a lock box type lock on the package box. The postman would carry a key to the lock box. Considering the budget at this time, the second option is preferred. She will look into the costs and present them at the next meeting. She would like the first proposal considered for the future.

Committee Updates:

DACC--Flo Bender Merola--No report

Finance-- Paul Corson--No report

Communications--In the absence of Chair, Lois Copeland, she was given an “atta girl” for the last Newsletter.

Social--Hallie Kerr--Since there are so few new comers to the Mountainside this year, Hallie suggested that the next Pot Luck be a New Comers Pot Luck instead of the usual brunch in the Barn. This was agreed to.

Community Relations--Martha Ashelman announced that on May 30th pianist, Paul Basquin will present a concert at the Presbyterian Church.

Roads--Elmer Broxson reported that 2 boulders--one in Whippoorwill Way, the other in Salmon Lane will be reduced with a jack hammer. Work will be done today on Warbler’s Way.

Ron brought up that no tall newly named roads are on all GPS systems. He and Martha will look into this problem and report next meeting.

Arnold said that that many homeowners have not picked up their house numbers from Shane. These numbers allow the fire or emergency services to find your house, and all CMA homes should have them clearly posted near the road and driveway intersection. If you have not picked up your house numbers, please do so immediately.

Water Sense--Stan Bigelow--no report

Recreational Facilities--Jason Geno or Bob Cohen--Reporting for Jason, Jackson said that 12 new chairs and 8 new lounges in a forest green mesh have been ordered for the pool at a cost of \$3,000 including delivery.

Gateways--Gordon Cloney--Reporting for Gordon, Mary Kay said she had gotten an estimate of between \$1,800--\$1,900 from Shane to restructure the entrance to the pool with pavers. Considering the overall CMA budget strain due to snow removal costs, it was decided to repair the first step this year and postpone the pavers until next year. John Hobday will do the repair work on the first step.

Pool--Bob Cohen--Jean, reporting for Bob, said that the new cover for the pool worked very well and only a small amount of water had to be added.

Many trees have been trimmed to allow more sunshine to help keep the water in both the pool and hot tub warmer without using so much propane. The propane level is at 20%, but most of that use was from last year.

Jason has developed a list of tasks for the pool manager. Bob will talk with Melody about her duties and customer service before the season begins.

Jackson requested that the pool operator provide “as built” documents within 30 days for all plumbing work and equipment changes done on the pool.

Security--Hallie Kerr--No report

Technology--Ron Wohl--No report

Nominations--Rusty McCrady--Jackson, reporting for Rusty, said he has not received any response from his email asking for volunteers to run for the Board. He will try again. It was suggested that he call people personally.

Adjourn:

There being no further business, the meeting was adjourned at 11:58 am.

Respectfully submitted,
Joan Claybrook, Secretary

**Coolfont Mountainside Association
Water and Sewer Utility
Board of Director's Meeting
May 15, 2010**

Call to Order:

President Jackson called the meeting to order at 12 noon.

Board members present were: Martha Ashelman, Jean Cohen and Arnold Weinberg

Members present were: Elmer Broxson, Hallie Kerr, Katy Levey, Flo Merola and Andrew Zuckerman.

Approval of Minutes:

The minutes from the previous meeting were approved.

Adjournment:

With no further business the meeting adjourned at 12:05 pm.