

**Coolfont Mountainside Association  
Board of Director's Meeting  
May 28, 2011**

**Call to Order:**

President Jackson Bain called the meeting to order at 10 AM in the CMA office. Board members present were: Martha Ashelman, Jean Cohen, Jason Geno, Arnold Weinberg, and Ron Wohl. Lois Copeland joined the meeting via phone conference.

CMA members present were: Sandy Bain, Elmer Broxson, Hallie Kerr, Cathy Levey, Flo Merola and Joe Van Meter.

**Adoption of Agenda:** The agenda was approved.

**Approval of Minutes:** The minutes of April 9<sup>th</sup> were approved.

**President's Report:** Jackson announced that Martha Ashelman is moving to California thus will be resigning from the Board effective July 9<sup>th</sup>, the next Board meeting. Andy Zuckerman has agreed to be nominated to complete her term of office. The Board unanimously approved his appointment. Jackson thanked Martha for all her work both at Coolfont Re-Creation and with CMA.

**Treasurer's Report:** Treasurer, Jean Cohen, reported that only 30+% of the budget has been spent. However several relatively large association bills will soon be due, including the final graphics production for the detailed map of CMA – developed from a fly-over of the property and existing digital topographical maps. The resulting map will define all lots, common land, amenities and all utilities. This map will be available for members on the WEB site, in addition to being housed at the CMA office on discs. Lots will be identified by house number not homeowner name. At the completion of a new home in the future, new homeowners will be responsible to give the Association an “as-built” map so that it can be digitally added to the existing map.)

Jean said hopefully there will be monies left over in the budget at the end of the year. She also said that she is now filing liens for \$11 at the Court House rather than paying lawyer fees to so do. At the present there are 5 liens against member's properties due to late assessment payments, with others pending.

**Operations Manager:** John Hobday did work on ditches at M-5 and K-1 to correct drainage problems. He will be reading water meters this Monday.

**Committee Updates:**

**DACC--**Flo Bender Merola--There was a discussion about invasive species on the Mountainside. It was decided a policy is needed. Flo will consult with Craig Dean, who is a certified arborist, to develop this policy. Elmer also suggested that the state of West Virginia could give back-up on this subject. Jackson will search on-line for that information and contact members.

**Communications--**Lois Copeland--Lois was thanked for her recent newsletter. She is now working on up-dating the membership directory and would also like to write one more newsletter before her term expires. A new communications chair is needed, and Jackson will issue an invitation to fill that post among others in the community.

**Social--** Hallie Kerr--There is a pool party on Sunday May 29<sup>th</sup>. She also announced “save the date” for July 9<sup>th</sup>. There will be a farewell party at the pool for Martha Ashelman, which will replace the usual pot luck dinner. She also said that Cottage Rentals had contacted her about allowing 3 motorcycles to be parked in the Bobcat Drive turn-around. This was denied, as the fire department needs it to turn the large fire trucks around.

**Community Relations--**Martha Ashelman--No report

**Water & Sewage--**Elmer Broxson--A meeting will be held in July

**Roads--**Elmer Broxson--A culvert is needed in front of and across the road from F-2 at a cost of approximately \$3,000. Jean proposed that Elmer proceed. With a second by Ron, the Board approved. A ditch is needed at the driveway

between K-3 and K12. However, there are several problems which Elmer will look into. Elmer also said rather than put new gravel on the roads, gravel pushed to the sides by the snow plowing will be pulled back out onto the roads.

**Recreational Facilities**--Jason Geno and Craig Dean will re-stain the playground equipment. A tether ball and volleyball facilities will be installed. Craig also blazed both the White and Blue Trails. Jason will create a map for the walking trails. It will be a PDF file for the CMA website.

**Barn**--Hallie said the sagging wire leading from the Barn has been raised. The electrical work is complete, however the roof was unsafe and has been since been stabilized. She has purchased a "No Trespassing" sign and new lock for the side door, as several children from the CMA community had gotten in and created a bit of a mess.

John Hobday will take care of having the Barn cleaned out of unwanted items. It will cost approximately \$200-300.

**Security**--Hallie Kerr--Cathy Levey needs help doing security patrols on the weekends. She reported a tree had fallen on a power line. She called Potomac Edison Power to take care of it. She also reported several trash bins invaded by a bear. She very generously cleaned up the mess, which is not her duty. Jackson will contact the owners of those houses. After much discussion, Hallie volunteered to call Cottage Rentals to try to work out a trash pick-up solution to prevent garbage from remaining in cans following rentals.

**Technology**--Ron Wohl--Wi-Fi has now been installed at the pool and in the CMA office.

**Adjourn:** There being no further business; the meeting was adjourned at 11:50 AM.

Respectfully submitted,

Joan Claybrook, Secretary