

**Coolfont Mountainside Association  
Board of Director's Meeting  
July 10, 2010**

**Call to Order:**

President Jackson Bain called the meeting to order at 10:06 a.m.

Six Board members were present: Jackson Bain (President), Arnold Weinberg (Vice President), Jean Cohen (Treasurer), Martha Ashelman (Community Coordinator), Lois Copeland (Communications Chairperson), Jason Geno (Finance Chairperson).

CMA members present were Florence (Flo) Bender Merola (DACC chairperson), Sandra & Tom Hess (members), Elmer Broxon, (Roads Chairperson), Hallie Kerr (Security Chairperson), Cathy Levy, Susan Betts and Operations Manager, John Hobday.

**Adoption of Agenda:**

The agenda was unanimously adopted.

**Approval of Minutes:**

A motion was made, seconded and unanimously approved to accept the minutes with the following correction made by Elmer Broxon. At the second sentence of paragraph one that begins as "There was also a leak in the H Section, . . .," delete ". . .which is among the next three sections being replaced in the upgrade plan."

**President's Opening Comments:**

Jackson stated that Coolfont Mountainside Association (CMA) is in a crisis situation; CMA members are not volunteering as candidates to replace three (3) current Board Members whose terms expire this year, and limited financial resources preclude hiring external operational resources to manage CMA.

Jackson will reach out to committee members to determine if any are interested in placing their names on the upcoming Ballot. Arnold Weinberg, recently designated as the locust for volunteers, will solicit candidates via ListServ.

Attendees made several suggestions for improving and building upon current volunteerism. Cathy Levy's suggestion to conduct a Volunteer Seminar was favorably acknowledged and action will be taken toward planning a seminar.

Committee members were asked to submit their work plans and budgets for FY 2011, by the August 10, 2010 board meeting.

**Treasurer's Report presented by Jean Cohen:**

Due to near record-breaking snowfalls, snow removal wage and capital expenditures and subsequent roads repairs expenditures exceeded budget. Prior to CMA's fiscal year-end, all vendors will be instructed to submit their invoices to ensure costs are booked to this fiscal year.

**Operations Manager Report presented by John Hobday:**

Quarterly water tests were conducted and readings were acceptable. The D area water meter was repaired. A leak in the G section is being searched for, and the new leak detector will help locate that point of water loss so it can be repaired. A broken check-valve in the Salmon Way Pump House was repaired.

**DACC Report presented by Flo Bender Merola:**

DACC and the roads chairperson (Elmer Broxon) will continue consulting with potential new owners of Lot K-12 regarding road and driveway accessibility concerns due to the lot's steep topography. The Board will be apprised of discussions in order to determine whether any access routes would have an adverse impact on CMA.

**Finance Committee report** – No Report.

**Communications Committee Report presented by Lois Copeland:**

A newsletter will be issued in mid-September. Work on redesigning the web site and consideration of selling website ads to produce revenue as addressed in the May, 2010 minutes is ongoing.

**Community Coordinator's Report presented by Martha Ashelman:**

The July 4<sup>th</sup> CMA barbecue was a great success. Nothing new to report.

**Roads Report presented by Elmer Broxon:**

Annual spring-cleaning of roads continues; gravel is being added to shoulders. Large rocks projecting from under the road on Salmon Way and Whipporwill will be reduced in size or removed.

**Water Sense Committee Report:** No Report.

**Gateways Committee:** No Report.

**Pool Report presented by Jean Cohen for Bob Cohen:**

Pool Operator Jeff Allen has still been unable to determine why the hot tub does not bubble. It is unknown when or if this problem can be repaired this season. Due to weekend activity at the pool, Jean stated that two lifeguards must be on the premises on Saturdays. During the meeting, the committee was authorized to purchase an additional picnic table for use in the children's play area.

**Security Report presented by Chairperson Hallie Kerr:** No changes to report.

Following discussion, Jason Geno stated that he would contact the Berkeley Springs Sheriff to determine how CMA could obtain an on-call security person during major holidays. Also, he would look into volunteer security patrols.

**Technology Report:** No Report

Jackson Bain said he would contact Ron Wohl (Technology Chair) and suggest that he look into and study the feasibility of obtaining community WiFi for CMA.

**Nominations Committee Report:** No report; however, during the CMA President's opening comments, CMA still does not have candidates for the three open Board positions.

**New Business:**

Technology

Hallie Kerr mentioned that Verizon is no longer the telephone and DSL (internet) provider in West Virginia; Frontier Telephone is now the provider of these services. Jason Geno will post a service provider message to CMA members via CMA's ListServ.

**Adjournment:**

A motion was made, seconded and unanimously approved to adjourn at 12:30 p.m.

Respectfully submitted,

Cynthia (Cindy) Van Meter – CMA Volunteer Secretary