

**Annual Meeting**  
**Coolfont Mountainside Association**  
**October 23, 2010**  
**10:00 AM**  
**Angus and Ale Restaurant**

Approval of Meeting Rules:

- With a motion from the floor, the Meeting rules were accepted.

Establishment of Quorum:

- It was announced that there was a quorum.

Approval of 2009 Minutes:

- It was moved and seconded to approve the 2009 minutes. The motion carried.

President Report:

- President Bain said there seems to be no imminent plans for the redevelopment of the Coolfont properties by Freeman.
- He encouraged members to get involved in Association activities. He particularly thanked board members and committee chairs for their work during the past year. He also thanked non-board members for their services:
  - Cathy Levey, for her work on the mail boxes, list of local contractors, etc., and for heading the group that organized CMA documents in the Office
  - Paul Kagen for his help with finances
  - Harald Herp for his consulting work on the electrical problems of the Barn
  - Lois Copeland and Bob Borchers for the new WEB-site
  - Liz Dane for her help with the new WEB-site
  - Joan Claybrook for acting as the Association's secretary
  - And, he particular thanked the late Sam Ashelman for his vision in establishing Coolfont, for with out that none of us would be a part of this treasured retreat.
- The water up-grade, under the guidance of Joe Van Meter is well underway. A new area map will be created to include all the new homes plus all the new water lines. A new control system, which will warn of power outages, electrical strikes from storms, etc. will be installed.
- The new Water/Sewer rate changes will go into effect when they are approved by the PSC. (See attached for rate structure)

Treasurer's Report:

- A local outside bookkeeper and accountant have been hired to help with billings, tax filings and PSC reports
- An audit was completed for both CMA and Water/Sewer accounts
- The Finance Committee is being reinvigorated with Andrew Zuckerman as its Chair
- Insurance for the Barn has been obtained, but it is only for repairs not replacement
- 100% of assessments on houses has been paid and only one lot assessment has not been paid
- Expenses have been greater than expected. Thus far 98.8% of the budget has been spent
- Snow removal was a very large portion of this year's expenses--\$18,000+. There were also road repairs that needed to be done as a result of all the snow removal--\$20,000. The total was about 1/3 of the CMA income
- Water/Sewer renovation: CMA has advanced from reserves the Water and Sewer budget \$20,000. The project spread over the next two years, is expected to cost \$160,000
- At present, there is a total of \$188,363 in reserves
- Much discussion about the repayment of these funds, as well as snow removal contracts followed the report.

At this point, 11:05 AM, there was a brief recess of the CMA meeting to convene the Water and Sewer Meeting to approve the W/S 2001 Budget, which was approved.

At 11:10 AM the CMA meeting reconvened.

Committee Reports: (see attached where available)

- DACC-Flo Merola
  - One new house will be erected on K-12
  - She reminded members that changes to the appearance homes must be approved by the committee.

- Gateways
  - The Gateways Committee had the entry kiosk renovated (painted and some planting added); the stairwell to the tennis courts stained; and the Norwegian Spruce trees on Mountainside trimmed. In addition, the Committee had Craig Deane remove some dead trees and vines around the tennis courts pruned/removed.
  
- Recreation-Jason Geno
  - Thanked Bob and Jean Cohen for advance of monies to have the French drain put in at the kiddy pool.
  - New pool furniture was purchased over the summer
  - A new storage shed has been purchased for said furniture and other recreational items.
  - He is in discussion with Craig Dean about establishing a new walking trail.
  - Bids for repairs to the tennis courts will be sent out.
  - Trees were trimmed to help keep the pool water warm, hence less propane was used during the season.
  - Bob Cohen said that replacing the bubbling mechanism for the hot tub is very expensive and not worth it.
  - Jason has spoken with an engineer regarding the Barn. Estimates will be provided for full or partial restoration.
  - Harald Herp reported that the main circuit can be expanded, as can other minor repairs be done. Of importance, however, is that the feeder from the transformer needs to be raised and aluminum circuits must be replaced. The power company will be contacted about the feeder line and CMA will take care of the aluminum circuits.
  
- Security-Jason Geno
  - Jason said that a neighborhood watch group has been established. Thus far there are five members and Jason is looking for more volunteers. They are patrolling the Mountainside on a non-scheduled system
  
- Nominations-Rusty McCrady
  - There were no Board nominations from the floor. A motion was made and seconded and carried that rules be waved regarding the election.
  - Rusty announced there were 77 ballots for both the candidates and approval the 2011 budget.
  - The continuing officers reelected are Jackson Bain, Jean Cohen and Jason Geno.

Firewise Committee:

- Richard Kaufman, Chairman, urged members to turn in the hours spent in making their homes more fire safe, as these hours count toward those necessary to obtain certification as a Firewise community.
- 2010 is 6<sup>th</sup> year CMA has been one of the Firewise communities.
- Richard went over house evacuation in the event of a fire.
- He introduced Roger Osburn of the West Virginia Forestry, who spoke about outside measures to take.
- Roger also spoke about the matching grant proposals his division has to help make communities more fire safe. There are several projects within this community that will be explored to see if they meet the criteria.

Jason Geno thanked Jackson for all he has done for the Association.

There being no further business, the meeting was adjourned at 12:20 PM.

Joan Claybrook,  
Secretary