

COOLFONT MOUNTAINSIDE ASSOCIATION
January 9, 2010 Board Meeting
Minutes

Board Attendance: Gordon Cloney (Ex-officio President through officer elections), Jackson Bain, Jean Cohen, Ron Wohl, Arnold Weinberg, Lois Copeland, Jason Geno (acting secretary) and Martha Ashelman

Kershner's, Members and Committee Chairs

Approval of December 2009 Minutes – approved

Board Officers elected unanimously:

President—Jackson Bain voted as President by the Board Members.

Arnold Weinberg Vice President

Jean Cohen – Treasurer

Secretary – Open (seeking non-board member to be CMA secretary)

Thanks were given to outgoing President Gordon Cloney

Jackson proposed keeping committee chairs from 2009 –agreed by Board

Water System: Jackson discussed water system news – Section A and B are done next are F,G,H, I, D, K, L sections. Work will resume after winter thaw.

DACC- Concern over roof color (Balkan residence). Residents will meet with DACC to evaluate.

Gordy Cloney presented document regarding duties of Officers

Kershners discussed issue they had with a water bill of \$312.00, which greatly exceeded other water bills. Water line break seemed to be cause of high bill. It was determined that break was from meter to house resulting in owners responsibility. Question from Kirchners – how do residents check their meters? Operations Manager John Hobday can help them locate their meters.

Jackson discussed the second phase of the major water construction project starting soon. Heavy equipment would be traveling through CMA, and more pipe installation could happen causing potential line breaks

Question arose – could water meters be read monthly? Possibly find a contractor to accomplish this?

Procedure for Projects and Accounting

1. All bills over \$2,000 should be approved by Board and have a Purchase Order # attached.
2. Accountant to create PO # using budget code, then committee code, then project code.
3. Designated Project Manager (Committee Chair) will need to obtain a Purchase Order number from accountant.
4. Project Manager will need to complete a form showing they have 3 bids. PM will oversee project and budget of project

Jackson discussed his Initiatives as the new incoming President

Initiatives:

- 1) Water Plan – continue the current water system renewal project
- 2) Finance issues- tighten controls, better tracking mechanisms;
- 3) Improve communications – i.e. update website, use technology better.

Treasurers Report:

Discussed new budget 2010

Need to better define areas of “Association business” category,

Newcomers: Discussion centered around possible activities and communication for residents. Possible newcomer brunch, a package with a CD of materials including a directory.

Septic tank discussion: Hobday to tell homeowners where septic tank line is (water committee discussion)

Community Relations Committee: Martha discussed Freeman open meeting where discussion happened concerning a permit for new sewer system.

Motion to Adjourn – approved.