

Coolfont Mountainside Association
Board of Director's Meeting
July 9, 2011

Call to Order:

President Jackson Bain called the meeting to order at 10 AM in the CMA office. Board members present were: Jean Cohen, Lois Copeland, Jason Geno, Arnold Weinberg and Ron Wohl. Members present were: Nick Berkoff, Elmer Broxson, Sharon Geno, Tom and Sandy Hess, Hallie Kerr, Kathy Levey and Joe and Cindy Van Meter.

Adoption of Agenda: The agenda was adopted

Approval of Minutes: With several corrections, the minutes were approved as amended.

President's Report:

Volunteers and Board Nominations-Jackson asked for suggestions for getting more CMA residents to volunteer for committees. Some suggestions were:

- Divide committees duties into smaller jobs
- Make a list of committees and what they require (Jackson will work on this)
- Personal voice contact helps
- In Newsletter, when asking for volunteers, be specific as to what exactly needs to be done

Board Nominations-Four positions are up for elections. Two of the present Board members are eligible to run again and have indicated they will do so. Arnold Weinberg recommended there should be representation on the Board by a permanent resident and a member who rents their home.

Coolfont Property Discussion- There is no movement by Freeman, the developer of the Coolfont resort property. It seems to be a dead project. Jackson proposed the creation of an ad hoc work group to investigate how CMA could have a role in the future of the surrounding land.

Sharon Geno met last fall with Bob Margraf, the Freeman representative in Berkeley Springs. She learned that the Manor house is NOT on the Historical Registry, but only recognized as an historical house, which means Freeman does not need to keep it up. The Board discussed the gathering of information with which to make informed decisions and develop a plan related to the future of the property. To that end, with a motion by Ron and a second by Jackson, the Board will authorize an appraisal of the parcel and the Manor House to begin gathering the data required.

Treasurer's Report: Treasurer, Jean Cohen, said only about 40 % of the budget has been spent thus far. Two residents have not paid their assessments. There are liens on both properties. Some increases in line items: Telephone-due to installation of wi-fi; Association Expenses- cost of fly-over (a full map of the CMA properties will be printed and will be hanging in the Office when it is ready); Roads-purchase of gravel and installation of culverts. She thinks there will be monies left over to put into reserves. With a motion by Arnold and a second by Ron, the Treasurer's report was accepted.

Operations Manager: John Hobday reported that two new culverts have been installed. Road repairs have been made in the K-section.

Arnold gave kudos to John, Elmer Broxson and Joe Van Meter for maintaining the Mountainside water system. This, in light of an article that appeared in the Morgan Messenger stating that Apple Orchard Acres, a subdivision off Tabor Road, south of Berkeley Springs, has severe water problems. Residents have filed law suits against Valley Water and Sewer of Jefferson County who owns their water system.

At 11:15 am the meeting was adjourned to convene the CMA Water and Sewer meeting.

The meeting reconvened at 11:30 am.

Committee Updates:

DACC--Flo Bender Merola--Arnold said he and Flo will survey the community for those residents who do not have the new street numbers up. They will contact those individuals.

Communications--Lois Copeland--Lois will put out a September issue of the Newsletter.

Social--Hallie Kerr--Jackson announced the pot luck picnic for the farewell to Martha Ashelman at the pool at 6 pm this evening.

Recreational Facilities--Jason is ordering a volley ball net. The tetherball is here and waiting to be installed. The newly plotted trails are in use. It was suggested that signs be made giving the level of difficulty for each trail. Sharon Geno suggested that a more level trail could be plotted out.

Pool--Bob Cohen--Jean said that small tables have been purchased and an umbrella for the life guard will be purchased per approval. The life guards are working well. There are 3 with 1 back-up. There is a greater use of the pool this year than ever before. A hand rail will be installed leading up to the hot tub. The drain covers in the pool have been recalled and will be replaced when the new approved designs become available.

Security--Hallie Kerr--Jason reported he had issues with renters on July 4th regarding fireworks but dealt with them. Cindy suggested next year, prior to the 4th, members be informed there are no fireworks allowed on the Mountainside. Members who rent will be required to inform Cottage Rentals of this policy.

Technology—Ron Wohl--Ron is exploring the value of solar and wind energy to augment or replace Potomac Edison generated electricity for CMA and CMA residents.

There being no further business, the meeting was adjourned at 12:15 pm.

Respectfully submitted,

Joan Claybrook, Secretary