

**Coolfont Mountainside Association
Board of Director's Meeting
August 14, 2010**

Call to Order:

President Jackson Bain called the meeting to order at 10am in the CMA office.

Board members present were: Martha Ashelman, Jean Cohen, Lois Copeland, Jason, Geno, Ron Wohl and Arnold Weinberg

Members present were: Sandy Bain, Elmer Broxson, Mary Kay and Gordon Cloney, Catherine Hamel, Dwain Place and Joe Van Meter

Operations Manager: John Hobday.

Adoption of Agenda: The agenda for the meeting was adopted.

Approval of Minutes: The minutes of both the CMA and Sewer and Water July meetings were approved.

Presidents Report: Because time is running out for all the up-coming mailings, a motion was made by Martha and seconded by Ron to move the Annual Meeting to October 23. The motion was approved unanimously.

Treasurer's Report: Treasurer Jean Cohen reported that the extreme overages in snow removal and pool supplies was due to the horrific snow storms of this past winter and to the final payment for the pool cover respectively .

She presented the proposed budget for 2011 for consideration. Several committee chairs asked to have their budget items increased. The Finance Committee will take these requests under advisement.

Operations Manager: John Hobday reported that a new culvert and dry stone wall have been installed at the corner of South Mountainside Dr and Herbert Quick Drive. The old culvert, which carries a very large amount of water off the mountainside, had rusted through and packed up with debris. A new type of polyurethane pipe was used in the new installation to minimize similar problems. . Elmer particularly thanked Terry Miller for discovering the problem, John Schaffer, engineer, Robert Snidemiller, who installed the culvert and John Hobday who hand built the dry stone wall. This is an important structure because it will handle the drainage and preserve the roads.

John Hobday has not been able to find the leak in the H Section. President Bain charged him with the task of finding it in two weeks time, if possible, as 1 gallon of water per minute is being lost. Isolation valves must first be installed in that section. Jackson, Joe Van Meter and John will meet following the Board meeting to discuss solutions.

Committee Updates and 2011 Work plan changes:

DACC--Flo Bender Merola—No changes to DACC work plan. A discussion was held regarding street numbers that have not been picked up/installed by many members. It was decided that Arnold will send out an email drafted by Gordon Cloney to members saying in essence, they have until November 1st to pick them up or the Association will install them at a charge the member.

Finance-- Paul Corson-- Since Paul has great job responsibilities and can not attend Finance Committee meetings, Jean and Jason will seek a new Chair to be approved by the board.

Communications--Lois Copeland—New CMA website design is required, due to problems with the previous site. A holding site is up currently, to be replaced by the new site. The Website may be redesigned

by a local woman in Berkeley Springs at a considerable savings from previously contacted person. Lois will publish the next newsletter about October 1st.

Social--Hallie Kerr—No changes in Social Committee Work Plan. Pool parties seems to be the most popular social events with the community.

Community Relations--Martha Ashelman—No changes in Community Relations work plan. CMA will be active and visible in community activities to strengthen our ties with county leadership. Martha was asked to contact the people responsible for road line painting and have the solid line at Cold Run Valley and Herbert Quick changed to broken lines.

Roads--Elmer Broxson—Winter 2010-11 snow plowing contact will be put out for bid shortly. Elmer is meeting with someone this afternoon regarding the paving of Warbler's Way. He would like to get this project completed under this year's budget. Snow plowing budget will be increased to cover heavy snows, but, if the money has not been used by April of 2011, we can reallocate or hold to cover first half of 2011 winter snow plowing costs.

Water Sense--Stan Bigelow--no report

Recreational Facilities--Jason Geno- - The Committee will be looking for new and more reliable life guards for next year. It was suggested that the swim coach at the high school be contacted for possible candidates. Martha will speak with him. Jason is looking into a shed for storage of the pool furniture.

The Board unanimously approved the return of supervision of the CMA barn and its potential renewal to the Recreation Committee from the Gateways committee. Jason will arrange electrical and structural studies for Barn renewal. Lois suggested having subcommittees under the Recreational Facilities committee to handle the tennis courts, pool and Barn. This will be considered.

Gateways--Gordon Cloney discussed the origin of the committee in 2009, to be responsible for such projects as steps to the tennis courts and pool entrances, the kiosk renewal on Herbert Quick Drive, maintaining road signage, the cleanup of the corner trees at Herbert Quick Drive and North Mountainside Road, and work on the barn renewal. He questioned the board's 2010 approval to transfer Gateways budget money to the extraordinary snow plowing costs of the past winter. He requested corrections to the minutes of the April and May 2010 board meetings to show that the budget line item for Gateways (#640) was not added to the member-approved budget in the 2009 annual meeting.

Gordon wanted budget amounts for Gateways projects in the FY 2011 budget amounting to \$3,500 to cover the costs of kiosk repair, tennis court approach for handicapped persons, tree cleanup at the entrance corner and new road signage. The board approved that amount in line item #640. Barn renewal costs are back in the Recreation Committee line item, as noted above.

Pool--Bob Cohen-- There was a discussion of having more shade for the pool. Several options are under consideration.

Security--Hallie Kerr-- A security camera at the entrance was discussed. No final decisions were made.

Technology--Ron Wohl-- Ron reported that Frontier, the largest rural telephone company in the US, that has taken over Verizon in the Berkeley Springs area and is considering upgrading the system.

Nominations--Rusty McCrady -- Jackson reported that there are 5 persons interested in the 3 Board positions that will be available, including the incumbents.

Member's time-- Evelyn Brydges asked that something be done about the trash which is not being picked up at a neighbor's house. She has tried to contact them, but all phone numbers and emails seem to be wrong. The DACC will look into this.

It has been noticed that the bamboo planted at the Factory is now invading the CMA ditch on front of their property which can not allow proper drainage, and which bends across the road in snow storms. The DACC will make recommendations.

Elmer noted the passing of Coolfont Re+Creation founder, Sam Ashelman. Jackson Bain eulogized the co-founder (with his partner Al Capen) and praised Sam for his vision for living in harmony – with nature and with each other. He stated that all CMA members should be grateful for that vision, which we still live today. He passed CMA's condolences to Board member Martha Work Ashelman to convey to the rest of the Ashelman family.

Adjourn:

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

Respectfully submitted,
Joan Claybrook, Secretary