

**Coolfont Mountainside Association
Board of Director's Meeting
September 24, 2011**

Call to Order:

Vice President Arnold Weinberg called the meeting to order at 10 AM in the CMA office.

Board members present were: Jean Cohen, Lois Copeland, Jason Geno and Andy Zuckerman.

Members present were: Joe Auslander, Barbara Meeker, Joe and Cindy Van Meter, Elmer Broxson, Flo Merola, Hallie Kerr, Cathy Levey and Bob Cohen

Operations Manager: John Hobday

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

Approval of Minutes: There were no hard copies of the minutes from the August 10th meeting, but since all board members had received a draft copy and made corrections beforehand, the minutes were approved.

Vice President's Report: Arnold said that only 6 of 26 residents who do not have the street number signage correctly posted have contacted Shane to have them put up. He will again notify the delinquent residences of the county's request that all houses have street numbers in front of their homes.

Treasurer's Report: Jean said that 71.8% of the budgeted funds have been spent thus far. There are 2 liens on resident's properties. Elmer suggested that a printer be purchased for the CMA office. With a motion by Jason and a second by Lois it was decided to make the purchase. Jason will investigate this matter. With a motion by Jason and a second by Lois, the Treasurer's report was accepted.

The Water and Sewer financials were presented. With a motion by Jason and a second by Lois this report was also accepted.

Operations Manager: John Hobday reported that there were water leak problems in the upper K and in the G section. The South well was struck by lightning. Malfunctions do not always show up immediately, so he is keeping an eye on it. He is also checking on purchasing a new control box for that well. He said that the grass on the shoulder of the Mountainside loop needs cutting. He is trying to find someone with the proper equipment to do this job.

Committee Updates:

DACC-Flo Bender Merola-see Roads Report

Communications-Lois Copeland-Lois is working on up-dating the Directory. Cathy Levey is up-dating the vendors list and the map of the community included in the Directory, adding the new walking trails.

Social-Hallie Kerr-Tonight's Pot Luck will be held at the Levey's at 6:30 PM. The 75 limit for the annual dinner will be strictly adhered to, as there is seating limitations at Temptations.

Water & Sewage-Elmer Broxson-Elmer said he has flooded the wetlands to kill off unwanted plants. He and John will triangulate the 117 homes on the Mountainside to locate all the septic tanks. After which, John Lewis will make the final copy of each home. This detailed information will be included in a loose-leaf notebook, along with the fly over results.

Joe Van Meter said the ads for contractors to bid on the water up-grade were placed September 14th. He is now waiting for responses. The deadline for responses is mid-October.

Roads-Elmer Broxson-The cutting of the brush at the entrance at Herbert Quick Drive was discussed. The Freeman Company would not take responsibility to do the work. Elmer had it done, as the ditch had to be

“pulled”-dug deeper and generally improved. He apologized to those who were upset for the way in which it was done. The project of cutting has now been turned over to Craig Deane. Elmer will also be meeting with contractors to repave 3 sections of road due to the culvert work was done. The landscaping and maintenance will be turned over to the Gateway committee. It was also suggested that the Herbert Quick sign be trimmed of excess plant material, as it cannot be seen. This sign, as well as several others, will be replaced, matching the current ones used on the Mountainside. When the list of needed signs is complete, the order will be placed.

Pool-Bob Cohen-Bob reported that the pool has been readied for the winter. Lifeguards Emily and Sarah have expressed interest in returning next year. A friend of Emily’s, who is interested in being a lifeguard also, and Emily will get their certification next spring. Erin Cheatham will remain CPO. There was much discussion about people signing in when they use the pool. It was decided to leave the present policy in use that, in fact, everyone must sign in. Next season when the pool opening notification is sent out a request will be made that any resident having a large group using the pool, notify CMA in advance so that another lifeguard may be provided. He said that several evergreen trees are dying. Others have been planted to eventually replace them. They keeping an eye on the red maple, but will do nothing until spring. Improvement to the drainage in the area between the hill and the baby pool is still needed. The French drain installed this spring is helping but not eliminating the problem.

Security-Hallie Kerr-Cathy Levey reported that she met with Morgan County Sheriff, Vince Shambaugh, seeking his endorsement for CMA to become a part of the Neighborhood Watch Program. He was very impressed with what is done. He said what is done makes his job easier. She has also made a follow-up phone and written a letter to him. Cathy is compiling a list residents who keep an eye on the community when they walk and go about their everyday activities, reporting anything unusual to CMA security, the homeowner or police, as appropriate. This will be discussed at the Annual Meeting.

Elmer said a hunting club is using Freeman’s property to hunt and our roads to park on closest to those areas used, particularly the turn-around on Bobcat. Freeman will be notified. CMA security will keep an eye out for illegally parked cars, take license plate numbers and will notify the police. CMA will also purchase and erect “No Parking” signs for Bobcat, Wintergreen and Dogwood. Jason will look into this purchase.

Adjourn: The meeting was adjourned at 12 noon.

Respectfully submitted,

Joan Claybrook, Secretary