

THE MOUNTAIN MEMO

APRIL 1996

ANNUAL MEETING The annual meeting will be at Coolfont on 5 May 1996. Coolfont has a very good Sunday brunch from noon to 2:00pm. No reservations are required and members should make their own plans. I've reserved the Mt. Air Room for brunch so that members may eat together. The Devonian Room is reserved from 2:00 to 5:00 pm. for the meeting. Topics for discussion and/or voting are shown below:

Approval of Minutes of last year's meeting  
Financial report and proposed budget  
Security and road maintenance reports  
Election of Board members and Alternates  
Presentation by Local Game Warden  
Other business

THIS IS THE ONLY NOTICE OF THE MEETING YOU WILL RECEIVE. A PROXY IS ENCLOSED WITH THIS LETTER. PLEASE FILL IN YOUR PROXY, SIGN AND DATE IT, AND RETURN IT TO:

Elaine Young  
2811 Northwind Road  
Baltimore, MD 21234

Anyone interested in listing their property in the Newsletter, please contact Elaine Young. If you send the information to anyone else, it may not make it into the letter.

BOARD NOTES The last meeting of the Board took place on 23 March 1996. Although this was a pretty rough winter, the roads remain in fairly good shape with the exception of a few areas which will be taken care of as soon as weather permits. Bernie Hook did a great job in keeping the roads clear and there was only one complaint from a new resident who apparently was not prepared for "life on the mountain".

This is the year that new keys are issued; however, the Board questioned the necessity of new keys since the gate appears to never be locked. This matter will be brought up at the Annual Meeting for discussion and resolution.

In the November newsletter, I informed you that the Board had received a request to place a light at the main gate. Because of the concern that a light might actually contribute to vandalism and trespassing, we requested members to submit their opinions about the desirability of installing a light. None of the Board members received any comment (positive or negative) and therefore the question will be posed to the attendees at the Annual Meeting for final resolution.

The Board invited Ken Winter, the Local Game Warden, to attend the Annual Meeting to inform the members of local hunting laws and to answer questions.

Earl Whisner, who has provided winter security for the Association for several years, informed the Board he will not do so in the future. If anyone (especially full-time residents) would like to volunteer to patrol the Association grounds, please inform Phyllis Manimbo (304) 754-9598 to discuss duties. The position

pays \$600 for the winter months.

ELECTION OF BOARD This year we need to fill one full time Board position. Sandra Wilson, who is currently an Alternate, has agreed to stand for election as a regular Board member. Pete Wilson and Zeky Day have both agreed to serve as Alternate Board members for the next year. If you would like to nominate anyone else, please do so on the enclosed proxy.

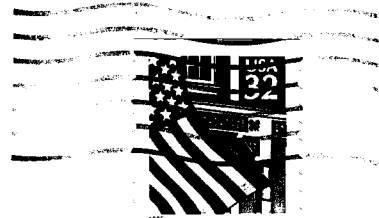
\* \* \* \* \*

Please send in your proxy even if you plan to attend the Annual Meeting. If you send in a proxy and then attend, you may withdraw your proxy and vote in person.

\* \* \* \* \*

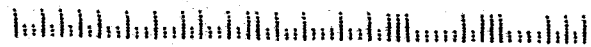
THIS IS YOUR ASSOCIATION - PLEASE VOTE YOUR PREFERENCE.

ELAINE YOUNG  
2811 NORTHWIND RD.  
BALTIMORE, MD 21234



Thomas Thompson  
HC 62, Box 120G  
Great Cacapon WV 25422

25422-9728



PROXY

OFFICERS

I cast my vote for the election of Sandra Wilson as active Board member. \_\_\_\_\_

I wish to nominate \_\_\_\_\_ for active Board member.

I cast my vote for the election of Pete Wilson for Alternate Board member.

I cast my vote for the election of Zeky Day for Alternate Board member.

I wish to nominate \_\_\_\_\_ for Alternate Board member.

Property Owner's signature \_\_\_\_\_

Lot Number(s) \_\_\_\_\_ (One vote per lot)

Date \_\_\_\_\_

Please fold so that the name on the back shows up as an address, secure it with tape and mail.

E. Young  
2811 N. Wind Rd  
Baltimore, MD 21234



CACAPON HIGHLANDS PROPERTY OWNERS ASSOCIATION  
ANNUAL MEETING  
5 MAY 1996

The annual meeting of property owners of Cacapon Highlands was called to order by Board Chair Ron Drisko at 2:00 p.m. on 5 May 1996 in the Devonian Room at Coolfont Resort, Berkeley Springs, West Virginia.

GAME WARDEN PRESENTATION

Ken Winter, West Virginia Department of Natural Resources Game Warden for Morgan County spoke at the invitation of the Board. He spoke to the severe limitations on enforcing environmental regulations given their limited number of officers and the broad language of the law. He made us aware that State law does allow one to hunt and target shoot on their own property but not within 500 feet of a residence. He advised us to discontinue the No Hunting notice we have been placing in the Morgan Messenger and that our covenants are not DNS enforceable; rather he said each property owner needs to complete and file a form giving the DNS authority to enter their property to enforce the law and that signs or a fence must surround the property. He also discussed the increase in vandalism and drug activity in the area and the importance of having locked gates to the Subdivision.

APPROVAL OF MINUTES

The minutes of the last annual meeting were read and approved by the members present.

FINANCIAL REPORT

Barry Stahl presented the financial report through 5 May 1996. He reported income of \$6305.96 from annual fees and Certificate of Deposit interest, and expenses for the year totalling \$6226.52. The Association's assets are \$8417.32 in the checking account and \$5000 in CD principal for a combined balance of \$13,417.32. Barry then presented the 1996-97 budget proposed by the Board which was approved by the members present.

SECURITY REPORT

Phylliss Manimbo reported that there were no major incidents this year. Earl Whisner did a good job of patrolling in the winter months and, despite an earlier report to the contrary, will be available to do it again this year. The unlocked gate continues to be a serious problem; a motion was made and agreed to by the members present that property owners would be more vigilant in watching for offenders, reporting offenses to a member of the Board, that legal action should be pursued against chronic offenders, and that a notice be placed in the next newsletter to this effect. After discussion of other types of gates or locks

which could be used, the Board was asked to equip the gate with a longer chain, to make extra locks available through Tom Thompson or some similarly convenient source, and to make the location of extra locks known through the newsletter. A discussion ensued about installing a light at the main gate which was requested by Tom Thompson; a motion was made and approved to not install a light at this time.

#### ROAD REPORT

David Klaas presented the road maintenance report, indicating that the roads were in better shape than expected after a severe winter. Some regular Spring maintenance work has already been done and will continue through May. Additional work will be needed on Valley Drive which is mushy; the existing culvert needs to be located and cleaned, redirected, or replaced. He also reported that for soft spots in the roads we will be using #2 stone instead of shale which should provide a better base. There was discussion of several items related to the roads. David was informed that the culvert by the gate was crushed; there was a discussion about the damage done by the Dyers rig and how the culvert might be reinforced. William Jones informed David that the mounds of dirt alongside the A-section gate (opposite the main gate) had been levelled and asked that these be replaced for increased security. Dennis and Sharon Talley reported that they were displeased with the snow removal this winter and asked for clearer guidelines of what Bernie Hook is expected to do for us. There was also discussion of the danger of an accident at the base of Hill Road in icy conditions; property owners should be urged to park well away from the bottom of the hill and on the side away from the power lines (T. Thompson's side) if they are unable to get up the hill.

#### ELECTION OF BOARD MEMBERS

Ron Drisko presented the slate of candidates which included Sandra Wilson as a regular Board member, and Pete Wilson and Zeky Day as alternate Board members. No nominations were received by proxy. Ben Landrum accepted a nomination from the floor as an alternate candidate. Ron called the vote and the members present elected Sandra Wilson as a regular member, and Zeky Day and Ben Landrum as alternates.

#### OTHER BUSINESS

It was strongly encouraged that the Board consider changing the date of the Annual Meeting to early April as May is a much busier time for most people.

The meeting adjourned at 4:10 p.m.

Barry Stahl  
acting as Secretary