

**Masthope Mountain Community  
Board of Directors Meeting  
February 27, 2016**

Transcriber: Kelli Myers  
Beach House

8:35 AM Meeting called to order and Pledge of Allegiance said.

Roll Call: Present – Dan Clark, Michele Torre, Foster McCoy, Ed McClary, Cynthia Wyatt, Paul Bakos, Peter Torchio, Eugene Principe and Jim Fox.

Absent: Bruno deVinck and James Graziano

Dan asked for approval of the agenda. Paul Bakos suggested moving the New Business of Appeals to Executive Session. Dan agreed. Randy has an issue to be addressed in Executive Session.

Agenda approved unanimously.

Dan asked for the Approval of the Minutes from the January 30, 2016 Board of Directors Meeting.

The Minutes were approved unanimously.

Dan asked for the Approval of the Minutes from the February 6, 2016 Budget Board of Directors Meeting.

The Minutes were approved unanimously.

Treasurer's Report-for period ending January 31, 2016-Foster McCoy-see attached.

Dan asked for approval of Treasurer's Report.

Treasurer's Report approved unanimously.

Paul compliments the management of the Summit for doing such a good job.

**Correspondence Report-Dan Clark**

Dan read a letter complimenting Alex, Brian and Thomas from Public Safety. They were very helpful during a car accident. They went over and beyond for the driver and his passenger during this stressful situation.

Via contact form, a property owner says things are better than ever in the community. He would like to see if there is a way to store kayaks at the beach as they are getting older it would be easier for them to enjoy the kayaks. Also asked if we ever looked into solar to offset electric costs. Have we ever looked into all stainless steel plates and bolts for the pool and slides? Dan and Randy do feel that there is space to store kayaks at the beach and will further look into this. Michele feels we should charge a fee for this service. Randy acknowledges that we will need to get a policy in place and yes this is something that can get done. The stainless steel will be looked into for the pool and slides. Solar has been explored

however there is no grant money out there to offset costs. It is something that we can look into in the future.

Michele would like any correspondence that the office receives be responded to acknowledging receipt and letting the Property Owner know where the correspondence is being forwarded to. Michele reminds The Board that the follow-up list should be added to Old Business for each meeting.

A property owner had a question in regards to the mailing for the GMM. He wanted clarification on payroll increases and if there are any contractual agreements with managers. Dan will respond to the property owner in writing and will put his response on the website. For the audience, Dan explained that all staff goes through a review process and then upper management decides on merits of the raise. No contractual agreements specify any compensation for managers that have an agreement.

Foster gives praise to public safety and how they handled an accidental fire outside of his house.

#### Dan called for Committee Reports

- a. Ski & ATV-Randy stated "it is what it is". It was a winter that never happened. Ski is looking forward to the Acrobag next weekend.
- b. Real Estate- John Hوجلund has resigned. Rose has no further interest to stay on the committee. The committee was to act as a go between from MMC and property owners with purchasing MMC properties and joining them. John Grandy has been an important part of the committee. He has and continues to update our maps of the community.
- c. Audit-Maria Porter-Meeting is April 8th.
- d. Strategic Plan-No report.
- e. ECC-Ron Tussel still quiet on the mountain, focusing on compliance checks. See attached.
- f. Westcolang Lake Association-Dan Clark stated next meeting is April 17<sup>th</sup>, 10am at the Fawn Lake Club House.
- g. Documents-Carl Harrison-Received a draft of the Drone Policy from Bruno. The committee made some adjustments and has given it to the Board for review.
- h. Fire Prevention-Jim Fox-Corrections to the informational handout are still not completed. He created a list for the Masthope Rapids side in regards to where additional road signage is needed.
- i. Beautification-Cindy Wyatt-The Committee will have more information for the Board once the budget is approved and they know what funds are available to the Committee. Then the Committee will meet and discuss upcoming projects. The Committee will begin working in front of the POC this spring.
- j. Boating-Ed McClary-The Committee is working on recommendations for the rules and regulations for next month's board meeting.

President's Report-Dan Clark-Nothing to report.

Manager's Report-see attached. Randy explains to the Board that we have property owners with unbuildable lots. A property owner has a home and a lot across the street. The lot is extremely undesirable. He has paid dues for years. He does not want to continue to pay two sets of dues. Would the Board allow him to combine the lots? Randy will check to see if it is legal to combine the lots. Another owner has an unbuildable lot, he may let it go to tax sale.

MMC has done trading in the past. Michele Torre stated she finds this discussion frustrating. She feels that you should be an educated buyer. Ed McClary stated that at one point the lot could be buildable however in time it could become unbuildable. Another property owner insisted that when she purchased a lot from MMC, she was told it was buildable. It turned out that it was wetlands. In her file, the purchase agreement states that the buyer should do wetland delineation test. She initialed that she was going to do this test which she did not. It was not MMC responsibility. It is a case of Buyer Beware. The combinable issue will be put in Old Business next meeting. Paul Bakos believes that the undesirable lots should be looked at on a case by case basis. Dan suggests that maybe MMC could look at some other answer instead of combining lots. Randy states that maybe it could be a contractual agreement between MMC and the owner for some type of dues reduction. This issue may need to be brought to the General Membership. Discussion ensued.

#### Old Business

- a. Parking lot expansion-Nothing new to report
- b. Tiki Bar expansion-Will not be done this year. A lot of this project can be done in house. The Tiki Bar was not done as originally planned. If it were, this discussion would not be taking place. Landscaping could be done on the side of the Tiki area this year. Discussion ensued.
- c. "Ski House" addressed in motion that will be voted on by the General Membership. The property was purchased for the land not the house. Jim asked about moving the power pole. Randy explained PPL would charge \$35,000. Randy believes we would be able have it moved for cheaper amount.
- d. Owner Survey-no report.
- e. Deer population was addressed in Manager's Report. Randy will set a date for the biologist to come out to address the Board.
- f. Drone Policy-see attached. Foster believes that the 3<sup>rd</sup> offense is too weak. Motion moved to after Property Owner's Time to allow property owners time to make comments and suggestions
- g. Enforcement of boating rules and regulations will be discussed next month.
- h. Storage area for "toys" is being looked at for a possible solution to the storage problem. The Community is in direct violation of the Covenants. They state that boats, atvs, trailers, etc are not permitted to be stored on their property unless in a garage. The Document Committee has been looking at this issue. Paul believes it would be better for the Community to not allow the "toys" to be stored on their property. Paul says that the Community does have the property available to have a storage area. Ed suggests to see what the survey results are in regards to a wanting a storage area. Sheldon Langer will get preliminary results for the next meeting. The survey will run throughout the summer.

#### New Business:

Joanne LaPlace was recommended to Chair the Appeals Committee. Dan asks if she is willing to accept. She accepts. The Board will address this in Executive Session.

Peter Torchio asks about the water situation with the water tower that has been patched up a few times. Aqua is planning to install a new water tower. It may be scheduled for the fall. It is Aqua's expense to replace. Aqua does test water on a weekly basis.

Property Owner's Time-10:59AM:

John Grandy 6CM- Stated Paul Revere Rd. to Karl Hope Blvd. shoulder has washed out and is concerned that big trucks could break it away more. Maintenance is preparing to go out and fix it next week. In regards to undesirable lots, he suggests to accept the lots back and common it.

Skip Lavigna 150MR-Asks if we are having Aqualink treat the pond because he has chemicals left over from last year. The pond has an abundance of fish. Randy will call Aqualink to cancel their treatment to the pond and allow Skip to treat it.

Joanne LaPlace 849MR-Years ago the community looked into a storage place. At that time it was too costly and vandalism was at a high also.

John Grandy 6CM-The deer population is moving in large herds of 10-20. Eugene explained how an individual on Pebble Rock has feeding times for feeding the different wild animals. It is in the handbook to not feed the animals. John also suggested sending a letter to the property owner of the undesirable lot suggesting that he offer it to a neighbor.

John Costellano clarifies that the handbook reads that PA Fish and Game Commission recommend not feeding wild animals.

MOTION: 01:02:27:16

Whereas drones have become more popular for personal recreational use.

Therefore be it resolved that the Masthope Mountain Community Board of Directors accepts the attached Drone Policy to be added to our Rules and Regulations

FIRST: DAN CLARK

SECOND: FOSTER MCCOY

MOTION PASSES UNANIMOUSLY

Open Session ended at 10:37am.

Executive Session began 10:46am.

Executive Session ended 11:14am.

Back to Open Session at 11:15am.

Meeting ended at 11:16am.

Treasurer's Report for Period Ending January 31, 2016

**UNAUDITED**

Collections

	Jan 15	Jan 16
Total	2,070	2,056
Billable	1,771	1,757
Paid in Full	1,580-89%	1,574-90%
Outstanding	191	183

Income and Expense- YTD

	<b><u>Dec 15 YTD</u></b>	<b><u>Jan 16 YTD</u></b>
Revenues to date	\$3,449,298	\$3,695,025
Expenses to date	2,852,536	3,185,214
Net Surplus (deficit)	596,762	509,811

The Summit

Rev. to date	768,706	947,160
Exp. to date	816,636	941,147
Net Surplus (deficit)	(47,930)	6,013

The Market Place

Rev. to date	299,450	343,903
Exp. to date	304,365	342,302
Net Surplus (deficit)	(4,915)	1,601

Summit/Market Net Surplus (deficit)

	(52,845)	7,614
--	----------	-------

ECC Code Officer Monthly Report February 2016

Date	Type of Permit	Property Owner	Lot Number	911 Address	Permit Number	FEE
2/1/2016	4-sale	Kresse	531 MR	911 Address 109 Firelight	50476	
2/2/2016	roof	McMacken	535 MR	119 Firelight	9548	\$25.00
2/5/2006	paint	Wilson	516 MR	120 Log Cabin	9549	
2/8/2016	1 tree	Steele	349 MR	155 PH	20469	
2/14/2016	911 post sign	Katsobashuli	114 MR	109 Snifter Ct.	50477	
2/15/2016	open house	Excell	3MR	106 Karl Hope	50478	\$25.00
2/17/2016	satellite dish	Major	468 MR			

Managers Report  
February 26, 2016  
Projects:

1. Falling Waters Culvert – Clean up will continue in spring.
2. Athletic complex – Electrical installed, Bathrooms nearly done, compactor contract signed and new unit ordered.
3. Falling Waters Emergency access – Working on the property purchase needed to allow access to Riverview Estates.
4. Beach Parking – nothing new

Public Safety

1. Normal activity.

Maintenance

1. Horse trails – Work in progress to complete work started this fall.
2. Fitness Trail – Completion in spring.
3. Minimal plowing, all equipment in order.
4. Road program for 2016 being developed, will be put to bid next month.

Summit

1. Had a strong Presidents week with the exception of a couple weather events.

Administration

1. Collections – Work is progressing on foreclosures and collections.
2. Deer Cull – Biologist suggested that we suggest dates for consideration. Contacted PA Game Commission as it is them who will ultimately issue the permit. They would be at the same meeting to answer questions from their end.