

**Masthope Mountain Community  
Board of Directors Meeting  
May 21, 2016**

Transcriber: Kelli Myers  
Beach House

8:37 AM Meeting called to order and Pledge of Allegiance said.

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

Absent: Paul Bakos

Bruno asked for approval of the agenda. Dan Clark would like to address Jerry Jacobs' correspondence in New Business. Randy would like the Deer Control Presentation to begin as soon as the biologist arrives. Then allow the Aqua America presentation to occur following the deer control presentation. Questions from property owners should be addressed immediately following. Ron Schmalzle will be attending to further explain the ongoing ski project at the top of the mountain. Michele would like to move up the Follow-up list in Old Business.

Agenda approved unanimously.

Bruno asked for the Approval of the Minutes from the April 30, 2016, Board of Directors Meeting.  
The Minutes were approved unanimously.

Treasurer's Report-for period ending April 30, 2016-Foster McCoy-see attached.  
Bruno asked for approval of Treasurer's Report.  
Treasurer's Report approved unanimously.

**Correspondence Report-Dan Clark**

Dan received a request to meet with Ken Rindos and Warren Toder that will occur Sunday morning.

Dan saw Nancy Mahwinney, from the Appeals Committee; she is closing on her house. Appeals is in now in need of another volunteer for the Committee.

Michele stated how it is sad that Masthope does not have more volunteers involved. She feels that we need to try to get more volunteers involved.

## Bruno called for Committee Reports

- a. Ski & ATV-Sheldon-ATV class is being held July 6th. The class is for 16 years old and under. There is an online class for adults and it is free. [www.offroad-ed.com/pennsylvania](http://www.offroad-ed.com/pennsylvania) Sheldon would like for this course to be required to operate ATVS in the community. He strongly recommends adults take this course. Ed McClary also agrees that the online course is beneficial especially if they are novice riders. He said that it offered a lot of helpful information.
- b. Audit-Maria Porter addressed the need for new members. Nothing else to report at this time.
- c. Strategic Plan-Bruno deVinck says the ongoing project at hand is the Tiki Bar.
- d. ECC-Ron Tussel- see attached. A property owner is inquiring about a large outdoor fireplace/grill to have on their property. The owner was not sure if he needed a permit for the piece. Ron was not sure how this should be addressed since it is not a permanent structure so it cannot be classified as an accessory structure.

Deer Control Presentation was presented to the Board and Property Owners. Information is available at the POC Office.

10:10am Aqua PA presented their plan to replace the water tank. The current one is not fixable. The new tank would require an easement of 100ft radius around the tank which would require the driveway to have to shift. With the new tank there would be less water pressure issues. The placement of the new tank would be less visible than the current tank. Aqua is seeking the Board approval to place the new tank behind the old one. Bruno asks what kind of timeframe would this take. Aqua states this is a 2017 project. Old tank would come down after the new one is up and running. The existing tank is not worth fixing. It is coated with glass that has begun cracking. Aqua pays for these improvements. Pete Torchio asks if the residents will see any effects of this project. Aqua responds that no one should notice any change. He continues to explain that the water pressure is determined by the height of the tank. Hydraulics won't change. The coating on the inside of the tank is painted with water friendly paint. This project could allow more hydrants to be installed in the community.

- e. Westcolang Lake Association-Dan Clark stated the next meeting is July 24<sup>th</sup>.
- f. Documents-Dan Clark and the committee met with Alan Young to discuss the ongoing pass issue. Young suggests making pass changes for the future. Not to make any quick changes. It should take place 6, 8 to 10 years out.
- g. Fire Prevention-Jim Fox-Smokey decal is peeling. He hopes to get it replaced for the holiday weekend. Fire risk is low to moderate. Address signs are in however people are stealing the numbers on the signs.
- h. Beautification-Cindy Wyatt-The Committee's first task is to fix up the four corners. The original plan was too expensive. Thanks to Randy and Gary, they found some less expensive alternatives. It will now be a two sided sign on two corners.
- i. Boating-James Graziano-no report and asks to be taken off of the agenda until the fall.

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

Manager's Report-Randy Schmalzle-see attached. A discussion ensued in regards to Joe Galante and the wording for his memorial bench. John Castellano stated that Joe was ornery and argumentative. They debated quite often. He was a driving force behind Masthope Mountain and keeping it on the straight and narrow. He was a part of the Document Committee. Dan contributed that he learned so much about the history of Masthope from Joe. He continued that he was a big wealth of knowledge. Joe was a major part of drafting the By-laws. He was known for walking the roads of Masthope with his coffee in hand.

James Graziano stated that he did not see any real advertising on the Memorial BBQ. He felt that we did not explain the real selling point of the BBQ. Randy explained what is planned for the BBQ-dunk tank, karaoke, dj, slip and slide, raw bar, raffle, etc.

Cindy Wyatt added that the Beautification Committee is going to do the planting in front of the POC. She inquired what their budget is for plants and supplies.

#### Old Business

- a. Beach/Lake Parking lot expansion-Nothing new to report; time to shelf this topic.
- b. Tiki Bar Expansion-It will get landscaped this year and have a low seating area. We will need to get permits for the other part of the expansion.
- c. Deer population control-covered with presentation.
- d. Storage Area for boats, trailers-Randy stated that it would be a pricey project. Fencing is very expensive. The more secure fencing, the more expensive it costs. Dan stated that if you mandate that people use a storage facility Masthope becomes liable. Document Committee need to figure out wording for a rule that works on both sides of the community for storing "toys" of property owners.
- e. Propane Tank Storage-Randy addresses the question why can't the Property Owner have a horizontal 350-gallon tank above ground. Board refers this question back to ECC to make a recommendation to the Board for the next meeting.
- f. Follow-up List-Michele had to leave the meeting early do to a prior commitment. She and Dan went over the list before she left the meeting.

New Business:

**MOTION: 01:05:21:16**

**Whereas the Board is to confirm the motion approved by electronic submission concerning the health insurance cost increase to 12 employees who presently pay a portion of their health cost.**

**Therefore, be it resolved that the Masthope Mountain Community Board of Directors instructs management to pay the 12 affected employees' cost increase for the period of June 1, 2016 through September 30,2016 from the insurance account to allow the affected employees to review other options or adjust their finances.**

**FIRST: BRUNO DEVINCK  
SECOND: DAN CLARK  
MOTION PASSES UNANIMOUSLY**

New Business:

Jerry Jacobs correspondence was regarding the ATV rules. He was asking that the Board to consider changing the ruling on the age that is permitted to operate an ATV without a licensed adult. Board voted to keep the rule as is by a unanimous show of hands.

Ron Schmalzle addresses the Board and Property Owners in regard to Top of the Mountain Ski Project. They are now proposing subdividing lots and joining them in another formation. One lot would be used commercially and the other would be sold privately. The one lot is the old Cerulli lot now owned by Masthope and the other is currently owned by Recreation Management. The plan is to subdivide and combine these two lots. One lot would be used as a part of the Ski project and the other would be sold for a private resident. Chant valued the lot from \$136,000-\$180,000 and the house \$189,000-\$199,000. Century 21 valued the house \$215,000 and the lot \$125,000. Both properties would be given to Masthope. The project works better with this subdivision. It gets muddy due to Recreation Management owning the one property. Recreation would accept \$125,000 from the selling of the house/lot. The rest of the proceeds would go towards funding of this Ski Project. Recreation would not get proceeds until the property is sold by Masthope. Dan clarifies how the subdivision and combining would be done and how remuneration would occur. James is concerned about the project especially since he is disappointed about the hold up with the Tiki expansion when it was expressed that nothing should hold up the Tiki expansion. Randy responds that this is on the agenda for the township meeting. Subdivision and lot combination are very common and granted on a regular basis. With this project the beach volleyball will not be lost. The magic carpet that is planned to be in place in that area is removable. Pete has similar concerns as James. Pete brings up the beach parking issue and how that has not been resolved. Randy explains that is environmental issues, he does not for see any environmental issues that could arise with this ski project. Jim Fox asked about the power pole. Ron answered that it is being moved. This subdivision and combination needs to go to the Property Owners for their approval.

John Schad 635MR: Will this expansion be able to handle the skiers? Ron answers yes and explains that it is expanding the beginner slope and tubing areas.

Maria Porter 1246FW: Does changing the property structure change or affect the setbacks? Randy responds that it will be fine however when preparing the deed, we could change the setback for the property.

Matt Clark 351MR: His wife had an issue with a neighbor at River Park. What can be done with that person? And if he is threatening what recourse do we have? Randy spoke to Attorney Klemeyer and he recommends documenting incidents. Call state police when an incident occurs. Our public safety will be more visible at River Park. Our officers wear body cameras to video incidents. The neighbor owns the road from Westcolang to our River Park but Masthope has a right of way.

Sheldon Langer 458MR: He goes way back with cell towers. The first proposed location was on Plateau above the water tower.

Katherine DeSimone 30FW: There are a lot empty shelves in the lodge library. Masthope is in need of children's book. Please donate to the library. She would like an announcement to be made at the GMM in July. Dan explains that we do not have many in attendance at the GMMs.

Gerhard Buhler 36RF: In regards to the temporary cell towers, he has gotten wary about "temporary", has seen towers that were supposed to be temporary up for 15 years. Randy says that is something that would be in our contract.

Dan Clark explains the Food and Beverage Capital motion is going to the property owners for a vote.

**MOTION: 02:05:21:16**

**Whereas Aqua PA wants to replace the existing water tank and requires an expanded easement for installation.**

**Therefore, be it resolved that the Masthope Mountain Community Board of Directors grants Aqua PA the expanded easement as noted on attached plan. Contract subject to Board Attorney review.**

**FIRST: JIM FOX  
SECOND: EUGENE PRINCIPE  
MOTION PASSES UNANIMOUSLY**

**03:05:21:16**

**Whereas Management has submitted a proposal to modify the top of the mountain configuration.**

**Therefore, be it resolved that the Masthope Mountain Community Board of Directors approves submitting the plan to the community for the July 2016 GMM. (See attached)**

**FIRST: FOSTER MCCOY  
SECOND: CINDY WYATT  
MOTION PASSES UNANIMOUSLY**

**04:05:21:16**

**Whereas the Beautification Committee has submitted a proposal to install 2 new signs at the four corners entrance to Masthope entrance signage.**

**Therefore, be it resolved that the Masthope Mountain Community Board of Directors approves the Beautification Committee's proposal to install 2 new signs for up to \$11,500 to be funded from the capital landscaping line.**

**FIRST: CINDY WYATT**

**SECOND: JIM FOX  
MOTION PASSES UNANIMOUSLY**

**MOTION: 05:05:21:16**

**Whereas there is a need for a capital replacement funding source for the food and beverage operation, and whereas, it is the position of the Board that this funding source should be established from the profits generated annually by the food & beverage operations.**

**Therefore, be it resolved that the Masthope Mountain Community Board of Directors recommends for the membership approval the following plan for funding the ongoing need of the food and beverage operation as it pertains to capital replacement and major repair and maintenance items:**

- 1. 25% of the previous year's food & beverage operations surplus shall be allocated annually to fund capital replacement and major repair and maintenance items for the food and beverage operation.**
- 2. The computation proposed in #1 shall, in addition, be subject to an annual minimum of \$25,000 and a cap of \$50,000 allocated for this fund.**
- 3. Unused monies shall remain in this fund from year-to-year until needed. However, the Board may, on its own authority, opt to return to the general fund all or a portion of any unused funds, should it deem it appropriate to do so.**

**FIRST: DAN CLARK  
SECOND: FOSTER MCCOY  
MOTION PASSES UNANIMOUSLY**

**MOTION: 06:05:21:16**

**Whereas there are now boat racks available at the beach, rules are required for its use by property owners**

**Therefore, be it resolved that the Masthope Mountain Community Board of Directors approves the following rules for the use of the boat racks at the lake:**

- 1. MMC is not responsible for any property damaged or stolen.**
- 2. All watercraft and equipment must be removed by the first weekend in October. Any property left after the first weekend in October will be removed and disposed of by Masthope Mountain's Maintenance Department and a fine may be imposed on the property owner's account. Nothing may be stored on the racks from the first weekend in October until the first weekend in May. MMC reserves the right to remove and dispose of anything on the boat racks from the first weekend in October through the first weekend in May.**
- 3. Use is first come, first serve basis.**

**FIRST: FOSTER MCCOY  
SECOND: BRUNO DEVINCK  
MOTION PASSES UNANIMOUSLY**

**07:05:21:16**

**Whereas Sprint request the temporary installation “cell on wheels” tower**

**Therefore, be it resolved that the Masthope Mountain Community Board of Directors that the Sprint temporary installation of the “cell on wheel” tower is approved. The contract is subject to attorney review.**

**FIRST: FOSTER MCCOY  
SECOND: BRUNO DEVINCK  
MOTION PASSES UNANIMOUSLY**

Open Session ended at 12:44PM.  
Executive Session began 12:50PM.  
Executive Session ended 1:01PM.

Treasurer's Report for Period Ending April 30, 2016

**UNAUDITED**

Collections

	Apr 15	Apr 16
Total	2,062	2,056
Billable	1,763	1,757
Paid in Full	1,615-92%	1,594-91%
Outstanding	148	163

Income and Expense- YTD

	<u>Mar 16 YTD</u>	<u>Apr YTD</u>
Revenues to date	\$4,071,591	\$4,159,262
Expenses to date	3,763,411	3,946,203
Net Surplus (deficit)	308,180	213,059

The Summit

Rev. to date	1,208,736	1,249,999
Exp. to date	1,169,708	1,204,670
Net Surplus (deficit)	39,028	45,329

The Market Place

Rev. to date	407,186	428,294
Exp. to date	406,261	425,264
Net Surplus (deficit)	925	3,030

Summit/Market Net Surplus (deficit)

	39,953	48,359
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## Managers' Report

May 20, 2016

### Projects:

1. Falling Waters Culvert – Final inspection and punch list created this week.
2. Exercise trail- Clean-up and final grading being done now, additional signage and walking trail to be added.
3. Benches and table in memory of Joe Galante – Site is picked, still need wording for memorial.
4. Beach parking- no update.
5. Tiki Project – After meeting with officials from all agencies, it was determined that complete permitting process is needed.
6. Top of the mtn development – Development work continues. Working with engineer on possible design change.

### Public Safety

1. Normal activity for the month.
2. ATV rules will be strictly enforced with a no warning policy as prescribed by the hand book.

### Maintenance

1. Beach is prepared for summer.
2. Boat racks are nearly complete. Rules need to be approved.
3. Summer equipment has been serviced and is ready to go.
4. Work with beautification committee continues.
5. Road Contractor to be in and done by July 1.
6. Lodge fire pump – Inspection was completed and the pump produces 90% of capacity requiring it to be replaced. The new pump will be ordered next week.

## Summit

1. Summer prep continues.

## Administration

1. Paint and Sip - \$510 was raised for the Lupus foundation.
2. We are still looking to add to our activities team.
3. Temporary cell tower - Sprint