

**Masthope Mountain Community  
Board of Directors Meeting  
June 25, 2016**

Transcriber: Kelli Myers  
Property Owners Lounge

8:32 AM Meeting called to order and Pledge of Allegiance said.

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

Teleconference: Michele Torre and Paul Bakos

Bruno announces that Paul Bakos will not run for re-election for the Board. He thanks Paul for his years of service on the Board and on various committees.

Bruno asked for approval of the agenda.

Dan wants to add a motion for the Tiki expansion to New Business. Jim would like to go over a Tiki Bar wish list. Dan address Mike Siegfried correspondence under Correspondence.

Agenda approved unanimously.

Bruno asked for the Approval of the Minutes from the May 21, 2016, Board of Directors Meeting.

The Minutes were approved unanimously.

Correspondence Report-Dan Clark

Michael Siegfried wrote in regards to Remembrance Park and the new bench that is placed there with engraving remembering Val Lavigna. After the 911 tragedy, the pond was renamed Remembrance Park. He questioned if the Board was consulted with the placing of that bench in Remembrance Park. Dan stated that it was discussed with several Board members. We recognize volunteers in different ways. For example, Steve Stern was known for being the Chair; so there is a plaque on the podium used for the GMMs. Skip is known for all of his help with Remembrance Park. So we are recognizing Skip with his wife's memory. Dan stated that he is sorry Mike has an issue with this memorialization of Skip's wife.

A discussion pursued questioning if there is a procedure to follow when it comes to acknowledging loved ones. It was stated that there should be a procedure in place for honoring individuals in the community.

A suggested procedure: Use categories of recognizing individuals. Category1 - Annual Hank Brinkworth award that acknowledges an individual's contribution of volunteering their time to the community. This is displayed on the POC wall and the individual will receive their own plaque as well. Category 2-acknowledges

extraordinary contributions to the community. (For example, years served on the Board, committees, etc.) Name will be mentioned at a GMM and will get an inscription on an object and placed in an area expressive of that individual. The Board will further discuss this suggested procedure and will put one in place for the future.

Dan has been the Master of Ceremonies for 911 at Remembrance Park. It was suggested to upgrade the plaque at the Park. 911 falls on Sunday this year. We would like to create a monument there for this year's ceremony. Bruno asked if Masthope lost any members in the 911 attack. Dan said we don't really know. John Castellano responds that there was one lieutenant that lived in Masthope and a few others. James stated that Remembrance Park is not just a 911 Remembrance Park.

#### Bruno called for Committee Reports

- a. Ski & ATV-Sheldon-ATV class is being held July 10th. If there is enough interest he will add another one. We are still in the concept stages of creating an area to do the classes on Masthope Property.
- b. Audit-Maria Porter-no report.
- c. Strategic Plan-Bruno deVinck-no report.
- d. ECC-Ron Tussel-see attached. Two new home permits were approved this month. They are denying some tree permits. He would like to bring in a certified Arborist to see if some of these trees really need to be taken down. Randy explains that the community Hemlock Farms puts a value on the trees that are taken down. Ed suggests take one down and plant another of equal value.
- e. Westcolang Lake Association-Dan Clark stated the next meeting is July 24<sup>th</sup>. They did the submersible chemicals. It did a job on the milfoil however it will grow back. Aqua Link will be doing studies of the water in Westcolang Lake. They will be taking samples from 100 different areas of the lake. Dan is not sure if the Village was able to coordinate with Aqua Link for the chemical treatment of milfoil.
- f. Documents-Carl Harrison-nothing to report.
- g. Fire Prevention-Jim Fox-nothing to report.
- h. Beautification-Cindy Wyatt-The Committee did planting in front of the POC Office. Deer proof plants were chosen however the deer are still eating the plants. It will still look nice for the July 4<sup>th</sup> weekend. The addition of another sprinkler system would be helpful for watering the new plants in front of the POC.
- i. Boating-on hiatus.

President's Report-Dan Clark-There have been communications in regards to boating rules and property owners passes. There has been no response from one property owner that is in arrears on his lot. Furniture is ordered for the Tiki expansion.

Manager's Report-Randy Schmalzle-see attached.

Pete stated that we need signage or barriers to prevent ATV's from going in certain areas in the community. Randy says that we can better our attempts at preventing the ATVs from

accessing these areas. James stated that there are signs on the horse trails but that has not prevented ATVs from going onto the trails.

Pete noticed the water is stagnant under the bridge in the pond. Asked if we could get some kind of pump to move the water.

Bruno asked how long will the firepump be down during the dissembling and inspecting of the system. The pool is the water source for the lodge pump system. During the time that the pool is drained, there is a public safety officer on 24 hours for this reason. Randy stated that hopefully the work will be done in two days.

Aqua asked about doing the cut. They want to put antennas on the towers for communication purposes. Randy spoke to Steve Clark from Aqua. These antennas are strictly for Aqua's use only. They are not for public use. There will be a revised contract for Dan to sign.

Treasurer's Report-for period ending May 31, 2016-Foster McCoy-see attached.  
Bruno asked for approval of Treasurer's Report.  
Treasurer's Report approved unanimously.

#### Old Business

- a. Follow-up List-Michele believes everything is up to date. She will meet with Dan about some of the received correspondence to make sure that everything was followed up on by the Board. It appears that the Siegfried correspondence is the only one that is outstanding.

#### New Business:

- a. A property owner wanted to appeal to the Board. The property owner is responsible to explain why they feel that their appeal should be heard by the Board. Dan cannot comment on this matter because he was an observer during this appeal with the committee. The property owner was told that the Board needed more information as to why they thought the Board should hear the appeal. Further information was not furnished.

Dan continues that the Property Owners Handbook is in need of some minor corrections. Discussion ensued.

John Castellano and Dan toured the community over the past weekend. The patio area at the beach has been redone. Laura is a remarkable woman how she runs the stables. The air conditioned observation room at the stables was great. The baby goats were adorable. They met the new activities director. Checked out the Tiki expansion. Wondered why it was so small. Randy responded that they need access to the pool building. Bruno added that the stables are run by a really impressive team.

Funding for the Tiki expansion: The furniture comes out of an operational line item.

In 2013, the lodge loan is like our ski loan, the money can be used for capital enhancement items for the lodge area. Marge Brinkworth, former treasurer/board member, would also use the surplus to pay down the loan in the past. With this motion, we are looking to use \$13,000 to fund the Tiki expansion.

Jim Fox presents his Tiki wish list: swivel stools, high def tvs, state of the art drink machines, misting fans, pocketbook hooks and an additional parking lot. Randy stated that these request would be a part of phase two.

James brought up the need for a better sound system at the Tiki. Randy agreed, we are putting 3 additional speakers and will look into alternative music for Tiki area.

Dan asked about wide rocking chairs. Randy says he has been looking for them. They are pricey.

Property Owners Time 9:53am:

Mary Apuzzo 919CF-Can we memorialize the 1<sup>st</sup> responders and then the individuals who past due to lasting effects from being at Ground Zero. Dan says that we will look at how to acknowledge those individuals. She remembers that Bob Ferretti was involved in the purchase of the rockers and suggests asking his wife if she recalls where they were purchased.

Karen Spano 541FW-Do ATVs have speedometers because she was behind one traveling at 40mph. Ed responds that not all ATVs do have speedometers; UTVs do. At the mailboxes, can they delineate traffic direction? Randy says yes we can and will we work on getting that done.

Rich Seidel 578MR-In regards to the bench discussion, Val belonged to a book club and the ladies of the club wanted to purchase the bench in her honor. It was just to be a nice memorial. Bruno explained it was only one person that had an issue with it.

Pete has an ECC issue to address: Jim and Pete discovered 9 bags of trash throughout the community. They went through the bags and discovered their wristbands from either the lake or pool. He asks can we put lot #'s on the wristbands as they are checking into the lake and pool? Eugene says just make accommodations for renters to access the compactor. Randy said we do already. We need to re-evaluate the hours for the compactor and procedure for informing the renters about the compactor. Randy suggests set new hours and then leave them and not change them again.

Pete had a complaint conveyed to him that the market has turned into more of a boutique than grocery store. Mary Appuzzo feels the market has gotten better. She feels that it has everything. Cindy Wyatt thinks it is great too. She witnessed people buying a lot of clothing items. Randy adds that you can't be everything to everybody. He also stated that the market does have a wide assortment of product available for purchase.

**MOTION: 01:06:25:16**

**Whereas the Masthope Mountain Community Board of Directors has authorized the expansion of the Tiki area of the Lodge and funding is required for this expansion.**

**Therefore, be it resolved that the Masthope Mountain Community Board of Directors approves the use of an amount not to exceed \$13,000 from the Lodge Capital Reserve line. Authorization to use surplus monies built up in this account by the Board of Directors for capital improvements to the Lodge was authorized by the community members at the July 12, 2013 Annual General Membership Meeting. Each year the surplus in this account grows by approximately \$30,000 and is currently at the end of the 2015-2016 fiscal year over \$180,000. Future pay downs of the loan will be considered.**

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

**MOTION: 02:06:25:16**

**Whereas there are minor changes necessary to the Rules and Regulations.**

**Therefore, be it resolved that the Masthope Mountain Community Board of Directors approves the changes to the Rules and Regulations addition to section 1X.ParagraphT.1.d.Drivers must yield to all emergency vehicles on MMC roads. Section XVI paragraph D.1.e.Eludes or attempts to elude a Public Safety Officer. Remove from section XVII paragraph B#4.**

**FIRST: DAN CLARK  
SECOND: EUGENE PRINCIPE  
MOTION PASSES UNANIMOUSLY**

**Open Session ended at 10:20AM.  
Executive Session began 10:30AM.  
Executive Session ended 11:03AM.**

Treasurer's Report for Period Ending May 31, 2016

**UNAUDITED**

Collections

	May 15	May 16
Total	2,062	2,056
Billable	1,763	1,757
Paid in Full	1,296-74%	1,324-75%
Outstanding	467	433

Income and Expense- YTD-2016

	<u>Apr YTD</u>	<u>May YTD</u>
Revenues to date	\$4,159,262	\$1,918,076
Expenses to date	3,946,203	224,764
Net Surplus (deficit)	213,059	1,693,312

The Summit

Rev. to date	1,249,999	73,422
Exp. to date	1,204,670	130,066
Net Surplus (deficit)	45,329	(56,644)

The Market Place

Rev. to date	429,294	30,751
Exp. to date	425,264	2,830
Net Surplus (deficit)	3,030	27,921

Summit/Market Net Surplus (deficit)

48,359 (28,723)

# ECC Code Officer Monthly Report June 2016

Date	Type of Permit	Property Owner	Lot Number	911 Address	Permit Number	FEE
6/3/2016	dumpster	Dahl	1032FW	367 Falling Waters Blvd	15124	
6/3/2016	2-tree(2not)	Santise	246MR	100 Pioneer	20494	
6/3/2016	2-tree(2not)	Khijniak	13RM	121 Paul Revere	20495	
6/3/2016	burn	Hartman	364MR		18838	
6/4/2016	burn	Morano	63MR		18839	
6/6/2016	4-tree	Perras	34FW	101 Pine Needle Ct	20496	
6/6/2016	building/deck	Marchionda	416MR	117 Heritage	20320	75
6/8/2016	stain deck	Vieni		118 Minuteman	9588	
6/8/2016	resurface driveway	Tuleh	675FW	109 East Lakeview	16919	
6/8/2016	building/deck	Meyer	113MR	113 Heritage	20321	75
6/9/2016	burn	Howard	335MR		18840	
6/10/2016	paint-foundation	Stagg		103 Laurel	9589	
6/11/2016	burn	Rybchinsky	907FW		18841	
6/13/2016	stain-deck	Barrett	588FW	139 Tanager	9592	
6/13/2016	roof	Sablani	842MR	130 Candlewick	9590	
6/13/2016	stain-deck	Collins	644AM	132 Lamplighter	9591	
6/13/2016	resurface driveway	Turner	270MR	287 Powderhorn	16920	
6/13/2016	7-tree	Terwilliger	626FW	225 FW Blvd	20497	
6/13/2016	1-tree	Galmer		155 Rainbow	20498	
6/13/2016	4-tree	Morano	643MR	138 Lamplighter	20501	
6/13/2016	1-tree	Carozza	525MR		20500	
6/13/2016	6-tree	Yeo	995FW	288 West Lakeview	20499	
6/13/2016	burn	Impastato	367FW		18842	
6/14/2016	stain-decks	Yeo	995FW	288 West Lakeview	9593	
6/14/2016	stain-decks	Polte	175MR	247 Powderhorn	9594	
6/14/2016	fuel storage	Kucher	596MR	112 Andiron	15125	
6/14/2016	landscape-planting	Agayev	1236FW	316 FW Blvd	16920	
6/14/2016	building/new home	Ionic Prop	433 MR	219 UI	20322	660
6/15/2016	4-tree	Galitsis	1151FW	127 Perch	20502	
6/15/2016	burn	Lorenz	267FW		18843	
6/17/2016	stain-house	Ehmke	183MR	270 Powderhorn	9595	
6/17/2016	stain-house	Snead	1084FW	137 Mapleleaf	9596	
6/17/2016	resurface driveway	Oloff		126 Eaglerock	16922	
6/17/2016	building/deck replacement	Falikman	1041FW	103 Overlook	20323	25
6/17/2016	building/new home	FIDS Vacation LLC	463MR	104 Slalom Ct	20324	660
6/20/2016	driveway add stone	Jankowski	599MR	255 Upper Ind	16923	
6/20/2016	building/new deck	Voelkl/Neukirchner	131FW	117 Turkey Cir	20325	75
6/20/2016	burn	Clark	555RM		18845	
6/21/2016	landscape	Mangin	1004FW	300 West lakeview	9597	
6/21/2016	building/replace deck	Stuart	342FW	170 Pebblerock	20326	75
6/21/2016	tree	Mirable	427FW	183 Eaglerock	20503	

## Managers' Report

June 25, 2016

### Projects:

1. Falling Waters Culvert – Final inspection and punch list to be completed.
2. Tiki Project – Ground work is nearly done, waiting for furniture and fixtures.
3. Top of the Mtn development – July 6<sup>th</sup> meeting with planning commission.

### Public Safety

1. Vehicles have new identification markings installed.  
Work was done in house.
2. ATV rules will be strictly enforced with a no warning policy as prescribed by the hand book.
3. Staff – Hiring additional staff.

### Maintenance

1. Paving completed, shoulder work will be done at a later date.
2. Lodge fire pump – Physical inspection will be done next week. Pump will be disassembled, inspected and hopefully repaired.

### Summit

1. Summer is underway, business has been good.
2. State liquor license rate has increased \$700. There are several other changes to the law that we will continue to follow, nothing of impact at this time.
3. Independence day picnic will be on July 2<sup>nd</sup>.



## Administration

1. Activities are underway, the staff is in place. Just looking for participants which should pick up next weekend.
2. Temporary cell tower - Sprint
3. Independence day picnic will be on July 2<sup>nd</sup> at the lodge.
4. Fireworks will be July 3<sup>rd</sup> at dusk (8:45-9:00ish), seating will be available at the pool.
5. Carnival will be Saturday July 2<sup>nd</sup> in the lodge.
6. Sprint tower – They have met with the township. Contract is under review.