

**Masthope Mountain Community
Board of Directors Meeting
October 22, 2016**

Transcriber: Kelli Myers
Beach House

8:34 AM Meeting called to order and Pledge of Allegiance said.

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

Teleconference: Michele Torre and James Graziano

Bruno asked for approval of the agenda. Approval of the July Emergency Meeting minutes will be added. Gerhard has a data policy handout for the Board to review. Randy would like to add second story garages to New Business. Dan will address emails in regards to the 4-corner signage in Old Business.

Agenda approved unanimously.

Bruno asked for the Approval of the Minutes from the September 24th, 2016, Board of Directors Meeting.

The Minutes were approved unanimously.

Treasurer's Report- for period ending September 30th, 2016. Foster McCoy-see attached.

Treasurer's Report approved unanimously.

Correspondence Report-Michele Torre

Michele received correspondence from Jerry Jacobs. He needs approval for his shed and was curious why pictures were being taken of his property. Randy stated that these two issues have been addressed. Ron Tussel emailed Jerry with explanations.

Bruno called for Committee Reports

- a. Ski & ATV-nothing to report.
- b. Audit-Maria Porter-nothing to report.

5. Management is considering loan consolidation. They met with their banker and discussed possibly shortening the length of time to repay the loans.
6. Gerhard stated that the propane company put in a new set of magnesium bags and was still not in compliance. They need to put in another set of magnesium bags in a few weeks. Bruno suggested that we put something in the Shout Out about property owners maintaining their gas tanks.
7. Peter stated that ECC met and agreed that they need to come up with some new categories for the fine schedule. ECC wants to change garage regulations back to being single story. ECC went out and had taken pictures of garages that could be 2 stories and recorded the addresses. Garages are not to be habitable. ECC will create a letter for property owners that may have violated the rules and regulations of Masthope and the Covenants. Many want the second floor for storage and abide by the rules and regulations. Alan Young has been consulted to rewrite the rules for construction and usage of garages and sheds.
8. Bruno questions the comment on the audit report about having funds that are not within the FDIC security blanket. Dan and Randy explain that this is common for businesses and this is written in the audit report every year.
9. Bruno explains that we need to approve the minutes of the emergency meeting from July.

New Business:

- a. Gerhard is addressing how Masthope collects, stores, protects and distributes data. See attached. Bruno agrees that we should form a small group to analyze the information. Randy explains that Act 180 and our not for profit corporation rules dictate how we operate. Randy feels a small group would be a good start in analyzing our data process along with consulting from Alan Young. Randy stated that a good rule to follow for giving out information is if you can get the information on the internet, we can give it out to someone. Bruno thinks Public Safety records are a concern. We have bits and pieces of policy for collecting data. We do not have a comprehensive policy in place. Randy, John, Bruno, Gerhard and Kelli will begin with the review and then will take the findings to the Document Committee and the Board. We should reach out to our attorney and our accountant for guidance.
- b. Jim Fox stated that he incorrectly reported the number of new homes under construction. There are 3 under construction.
- c. Boris Kucher addresses the board about his 2-story garage. He did not intend it to be habitable. It will only be used for storage purposes. Dan stated that the fines for this infraction should be substantial and MMC reserves the right for inspection should be put into the fine schedule. Randy reminds everyone that the issue at this point is the bathroom. The bathroom goes against the rules and regulations. Dan would start with the fine at \$1,000 and increase until the structure is corrected. Randy said that the burden should not go back to the community. MMC's attorney stated that the bathroom must go. The bathroom was put in illegally. There were no permits in place. Boris felt that the contractor should have gotten the permits. Eugene agrees that the bathroom must be removed. Pete states that a garage with 2 bedrooms and bathroom is habitable and it cannot be. Boris continues that he promises that the garage will not be used for anything but storage. Randy even pointed out that he was not compliant with his landscaping. Randy said that they spoke on several occasions. Mr. Kucher has the tendency to ignore the rules. The

bathroom needs to be disassembled. Discussion ensued. Bruno's suggestion to Boris was for him to present a plan to the board about how he plans permanently disassemble the bathroom.

Property Owners Time 10:40am:

John Grandy 6CM-Does not like the coffee lids that Masthope uses. He feels that they should have the tab that closes the drinking slot. He asks if the ATV training area would be open to the public. Yes, was the response. He then asked if we could collect a fee. Randy explained that there is a fee for the class and if Masthope charged a fee it could open more liability for Masthope. He asked what amount do we receive from the cell tower. We collect approximately \$800 monthly. He asked Randy to give him the locations of the hydrants so he can update the maps.

Skip Lavigna 150MR-He said a lot of people complained about the Oktoberfest food. He observed staff that is fired and then rehired that concerns him. He wants to know why does the Appeals Committee have the right to change the amount of fines that people receive? Dan explained that the Appeals Committee's job is to determine: guilty or not guilty and can apply what fine fits the situation. Ed feels that the fine schedule should be upheld. John Castellano furthered that the Handbook explains the Committee has the authority to adjust fines. Carl Harrison further explained that there is guilty with certain circumstance. The Committee wanted to try to get people to be under compliance with the rules and regulations of the community. John Grandy added that the ECC does not know the reasons as to why the Appeals Committee make their decisions. Michele brought up that 3 months ago there was a discussion about creating a SOP for the Appeals Committee and the Appeals process. She feels that a system should be in place. Dan did sit in on Appeals in May. Dan will reach out to Ted in regards to creating an official SOP.

Fred Suljic 162MR-Westcolang Road is falling apart as well as Masthope Plank Road. The community should draft a letter to the Township to bring the roads back to their attention. The speed humps will be removed on November 1st. There is a Veteran's Cemetery in Sussex that allows all veterans to have a plot. (Northern NJ Memorial Cemetery)

Skip Lavigna 150MR-He has been working with maintenance and they have been great with removing the dead trees in the community. Cindy agrees that the maintenance department has been great with cleaning up the Community. Dan adds that it's not only maintenance but Skip, John, Pete, and Jim that were out there cutting trees too.

Fred Suljic 162MR-Compliments the Board of Directors and management for all their hard work and keeping this community on top. Most communities south of 84 are at 50% foreclosures.

Carl Harrison 22FW -What type of latitude does Board of Directors have in enforcing Covenants. He does not want to see the Board get blind-sided if they do not consistently enforce all the rules equally.

John Schad 635MR-There is a huge branch hanging in the power lines on Westcolang Road.

MOTION: 01:10:22:16

Whereas there was an emergency meeting of the Board of Directors prior to the GMM on July 9th.

Therefore, be it resolved that the Masthope Mountain Community Board of Directors approves the minutes of the Board of Directors from an emergency meeting on July 9th regarding submitted proxies without initials on all pages.

FIRST: BRUNO DEVINCK

SECOND: FOSTER MCCOY

MOTION PASSES: FOR 7, AGAINST 0, ABSTAIN 4

Discussion continued about accessory structures. A motion was going to be written to restrict 2 story garages from being constructed in Masthope. Height restrictions were debated. Tabled until the November Board Meeting.

MOTION: 01:10:22:16

Whereas the audit report has been submitted by William Owens Company

Therefore, be it resolved that the Masthope Mountain Community Board of Directors approves the submitted Audit Report from our auditor Bill Owens.

FIRST: FOSTER MCCOY

SECOND: DAN CLARK

MOTION PASSES: FOR 11, AGAINST 0

Meeting Adjourned 11:36am.

Treasurer's Report for Period Ending October 31, 2016

UNAUDITED

Collections

	<u>Oct 15</u>	<u>Oct16</u>
Total	2,059	2,056
Billable	1,760	1,757
Paid in Full	1,551-88%	1,556-89%
Outstanding	209	201

Income and Expense- YTD-2016

Operating

Sept YTD

Oct YTD

Revenues to date	\$2,378,127	\$2,442,656
Expenses to date	1,279,448	1,451,666
Net Surplus (deficit)	1,098,679	990,990

The Summit

Rev. to date	625,871	693,193
Exp. to date	597,169	665,978
Net Surplus (deficit)	28,702	27,215

The Market Place

Rev. to date	207,111	235,047
Exp. to date	186,704	222,434
Net Surplus (deficit)	20,407	12,613

Summit/Market Net Surplus (deficit)

	49,109	39,828
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ECCC Code Officer Monthly Report November 2016

Date	Type of Permit	Property Owner	Lot Number	911 Address	Permit #	FEE
11/3/16	dumpster	Portella	790 MR	120 Lower Ind	15142	
11/3/16	propane	Portella	790 MR	120 Lower Ind	15143	
11/3/16	dumpster	O'Hanlon	554 FW	218 Tanager	15141	
11/3/16	tree	Ferretti	237 FW	157 Robin Way	20546	
11/3/16	soffit/fascia	Lee	362 FW	109 Pebblerock	9651	
11/4/16	tree	Terry	446 FW	192 Falling Waters	20547	
11/10/16	building	Gutekunst	853 RF	104 Minnow Ct	20359	660
11/10/16	building	Church/Van Roy	25FW	114 Briar Ct	20360	75
11/10/16	tree	Longo	1066 FW	110 Rainbow	20548	
11/14/16	tree	Skow	651 FW	122 ELV	20549	
11/14/16	roof	Balnis	290 FW	111 Robin Way	9652	25
11/14/16	roof	LeFanto	526 FW	146 Tanager	9653	25
11/14/16	siding	Howard	335 MR	146 Powderhorn	9654	

Managers' Report
November 18, 2016
Projects:

1. Top of the Mtn development – Permit has been issued.
We will work on project until weather does not permit.
2. Tennis Court Lights – Waiting on new pricing.
3. Rocking Chairs – info to come
4. Loan refianance

Public Safety

1. Prepping for winter, new staff hired.

Maintenance

1. Tiki – Preliminary plans for your review.
2. Plow equipment ready for winter.
3. Pool put to bed
4. Road shoulder work completed.
5. Entrance signs – Stones are in place after some confusion about direction. All lumber in house and stained, waiting for hardware due to some confusion, should be in this week.

Summit

1. Gearing up for winter.
2. Keep an eye out for upcoming fall activities and events.

Administration

1. Lake/fish study
2. Impaired driving policy waiting for Alan Young.
3. MH property review is nearly complete.
4. ATV training, waiting for response from township.
5. Aqua water tower engineering work being done now.
6. Ski Stickers
7. Kucher