

**Masthope Mountain Community
Board of Directors Meeting
November 19, 2016**

Transcriber: Kelli Myers
Beach House

8:31 AM Meeting called to order and Pledge of Allegiance said.

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

Bruno asked for approval of the agenda.
Agenda approved unanimously.

Bruno asked for the Approval of the Minutes from the October 22nd, 2016 Board of Directors Meeting.

Dan reminded the Board that when they are reviewing the minutes and making suggested corrections or additions that they cannot alter the content that was recorded.

The Minutes were approved unanimously.

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

Treasurer's Report approved unanimously.

Dan explained that October was a good month for the Summit regardless of it being in mud season.

Correspondence Report-Dan Clark -Mike Seyfried sent correspondence reminding everyone that there were a lot of people that contributed to Remembrance Park and the betterment of the community over the years. He acknowledged Rocco and how he did a lot of good for the community regardless of any personal differences. The park was dedicated September 22, 2001. Dan stated that the board is here for the betterment of the community and not for small special interest groups. Dan plans to give acknowledgements in the semiannual newsletters to all our volunteers. The correspondence in regards to the Crayon/Schwartz letter was given to Karen to follow protocol. Bruno confirmed that the board is here for the good of the majority.

Bruno called for Committee Reports

- a. Ski & ATV-Randy explained that the load testing was done on the chair lifts. They are ready for skiers. The snow guns are out in preparation of snow making. The mountain is mowed. The water level in the pond is all right however we do need more rain. Ski swap is taking place this weekend at the lodge.
- b. Audit-Maria Porter-They are working with bookkeeping to reconcile the ATM's. Everything is going well.
- c. Strategic Plan-Bruno deVinck-They are meeting at 12pm today to discuss the results from the community survey.
- d. ECC-Jim Fox-see attached. Permits have slowed down but there are two new building permits. Randy gets numbers monthly from a local realtor and the number of sales are way up. Prices of houses are increasing.
- e. Westcolang Lake Association- Dan Clark-They are still waiting for the Aqualink reports to come back from lake testing. The next meeting is the third Sunday of the month. Peter addressed the speed humps on Westcolang Road. He does not want them to be put back on road because it will delay emergency vehicles. He wants to submit a petition to the township. Randy strongly disagrees with the idea of a petition. He explains that the speed humps are in place to protect the people of the village from motorists traveling at a high rate of speed during the summer months.
- f. Documents-Dan Clark-The committee is looking at the land purchase and merge documents. The committee is revamping the current documents to make them more user friendly. Then a proposal will go before the board and then the membership with recommendations for inventory control.
- g. Fire Prevention-Jim Fox-we are still in a burn ban.
- h. Beautification-Cindy Wyatt-They planted 400 daffodil bulbs in front of the POC office. She thanks Jeff Schaeffer, Leatrice Langer and John Grandy for their help. There is still not a chair in place for this committee.

President's Report-Dan Clark-we did not have a quorum at the GMM so it was an informational meeting. We have new property owners here that are going to address the board during property owners time in regards to ATVs.

Manager's Report-Randy Schmalzle-see attached.

Old Business

- a. Follow-up List-Michele:
Propane tank-Gerhard explained the 2nd bag was put in place for his tank maintenance. Masthope should consider creating a brochure to put into the resale packets informing Property Owners about how to inspect their propane tanks for both above and below ground tanks. Bruno asked if the companies have a check list for tank maintenance. The companies have information for oil tanks but nothing specific for propane tanks.

Lake Fish-Jim Fox brings up meeting with the 3 entities that have the rights to Westcolang Lake. Dan stated that Westcolang Lake Association will not make any efforts to make any rules governing the Lake. There is an individual that is addressing the high rates of speed on the lake in the association. Ron Tussel has been invited to speak with the Fawn Lake Board of Directors about Masthope's regulations and enforcement. James stated that it is good to know that the entities are interested in reviewing rules and regulations of the lake.

Accessory structure fine schedule-Peter and Dan would like the first offense to be \$1000. Randy said no, to that idea. It would not hold up in a court of law. He would like to start with \$500 for the first offense. Gerhard asks if the property owner would first receive a warning. Randy explains that ECC violations do start with a warning in most cases. Then would get 1st offense fine after 30 days, then 2nd offense fine after 30 days, etc. In the event of an illegal renter, the property owner does not get a warning. They receive the first offense fine. A discussion ensued if the accessory structure with a habitable space should receive a warning or get the 1st offense fine. There will be no warning given for this violation of having a habitable space in an accessory structure. ECC has identified approximately 25 properties that have a structure that could be habitable. Randy suggested that ECC draft a letter and send it to these property owners requesting to have an inspection.

Peter stated that the height should be changed on the accessory structures to prevent the option of creating a habitable space. James points out that switching back and forth on rules is not good for members. Randy read suggestions from Alan Young in regards to accessory structures. Discussion ensued.

Gerhard addresses data management. There has been email correspondence between the members and we will be meeting after the Board meeting to discuss the data we have been working on together.

Appeals committee has not drafted an SOP at this time.

No New Business.

Property Owners Time 10:12am:

Richard Seidel 578MR-Agrees with Peter and Jim in regards to accessory structures. 24x24 garage is opening a can of worms that could lead to habitable space.

Paul Moira 670MR-Would like to know why the limit on ATVs is 4. Dan explains that it used to be only 2 ATVs were permitted a couple of years ago. Then the board increased the number to allow parents and children to ride together. Paul continued that there are 5 members in his family and they would all like to ride together. Dan explains that it is safety issue. James explained that we had two town hall meetings. The members expressed their opinions in regards to rules and regulations that helped form our current rules and regulations. Michele added that it is like the watercraft rules. Property owners are only permitted 2 motorized watercrafts. Bruno added that there is group that does not want ATVs at all. Randy explained every couple of years we revisit these rules and revise per the demographics of the community. Paul would also like to know why aren't ATVs permitted to operate after dark. In the winter, it is

especially difficult to get the ATVs back before dark. He would like to be able drive them home after skiing. Bruno explained it is a safety issue and our insurance is an issue. Randy added many companies will not underwrite ATVs and even horse stables. He continued that last year we had a serious accident that led to one operator being air lifted to the hospital. James compliments Paul on how polite he is in addressing the Board with his concerns.

Bill Chalianis 204MR-Has the same concerns as Paul. He said how he was approached by many property owners after the GMM that agreed with Paul and himself. Ed and Michele explains that we need to stay with the policy that was just put in place a year ago. Bruno repeated that there is a group that wants to ban ATVs altogether. Dan explained it is important to attend meetings to express opinions. He explained how proxies and quorums work. Randy added that not having a quorum may reflect that owners are pleased in how the community is operating. Bill continued and complimented public safety and stated that they do a lot of positive for the community. They sincerely cared when they responded to their child that was sick. Bruno and Dan said that it is nice to bring compliments to the table.

Carl Harrison 22FW-Ron was informing the Board about Pass Perks in the previous meeting. He asked for further explanation on the program. Randy stated that you need to get a ski sticker and it will entitle them to discounts at various participating businesses. He can find information on the Ski Big Bear website. Carl thinks it is a great idea from Ski for property owners.

Rose Perrotti 164RF-Would like the policy to go back to 18 feet for accessory structures. The discount program should be advertised so property owners are aware of it. Breakfast at the Summit was great in November and would like Joe to do breakfast again in the off season at the Summit.

John Schad 635MR-Did they talk to any workers in regards to the Tiki expansion as to where the equipment should be placed. The workers would have a better idea in the layout. Randy stated that Joe laid it out and a lot of thought and collaboration went it the plans.

John Grandy 6CM-The four corners, are the 2 main beams under construction? Randy said yes. He said how he was interviewed by the news about possible poachers in the area. Randy said that it was true. John asked why wasn't it in a Shout Out? Randy explained that there was an ongoing investigation and it was not as serious as a missing person. Where is, it crossing a line when it comes to sending out Shout Outs?

Rich Seidel 578MR-Masthope should remind property owners that there is a no firearms policy in place. He has noticed some targets in back yards. Remind them about approved tarp colors also.

Mary Apuzzo 919CF-Heard that there were 4 or 5 coyotes in the community. Feels that we should have put that in a Shout Out. Randy stated we have bears throughout the community, where is it crossing a line again?

10:48 Property Owners time ended

MOTION: 01:11:19:16

Whereas an opportunity has arisen which would enable the community to consolidate its three current loans into one loan, resulting in an overall savings in excess of \$900,000.

Therefore, be it resolved that the Masthope Mountain Community Board of Directors approves the consolidation of the ski, lodge and beach house/river park loans, totaling \$2,960,5000 into one loan for a term of 78 months (6 ½) with a fixed interest rate of 4% and an annual debt service of \$519,000-compared to the current annual debt service of \$518,460.

FIRST: DAN CLARK

SECOND: FOSTER MCCOY

MOTION PASSES: FOR 11, AGAINST 0

MOTION: 02:11:19:16

Whereas the rules regarding garages, sheds and accessory buildings require clarification

Therefore, be it resolved that the Masthope Mountain Community Board of Directors approves the following rules for garages, sheds and accessory buildings.

All detached garages, sheds and other accessory buildings must:

- 1. Not be designed or improved to permit habitation, no habitation is permitted.**
- 2. Be architecturally consistent with the existing dwelling (including roof design and materials)**
- 3. Be the same color(s) as the existing dwelling.**
- 4. All areas above the 1st floor is for storage only and kept in unfinished condition.**
- 5. Not exceed the height of the existing dwelling or 18 feet, whichever is lower.**

FIRST: GERHARD BUHLER

SECOND: CINDY WYATT

MOTION PASSES: FOR 8, AGAINST 3

Pursuant to the ECC's right to inspect all accessory buildings from time to time to insure compliance.

MOTION: 03:11:19:16

Whereas a fine schedule must be established for garages, sheds and accessory buildings; where an illegal habitable space has been created.

Therefore, be it resolved that the Masthope Mountain Community Board of Directors approves the following fine schedule:

1st offense \$500.00

2nd offense \$750.00
3rd offense \$1000.00

FIRST: ED MCCLARY
SECOND: EUGENE PRINCIPE
MOTION PASSES: FOR 11, AGAINST 0

Meeting Adjourned 11:04am.

Executive Session began 11:15am.

Executive Session ended 11:30am.

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

<u>Operating</u>	<u>Sept YTD</u>	<u>Oct YTD</u>
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
<u>The Summit</u>		
Rev. to date	625,871	693,193
Exp. to date	597,169	665,978
Net Surplus (deficit)	28,702	27,215
<u>The Market Place</u>		
Rev. to date	207,111	235,047
Exp. to date	186,704	222,434
Net Surplus (deficit)	20,407	12,613
<u>Summit/Market Net Surplus (deficit)</u>		
	49,109	39,828

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