

**Masthope Mountain Community  
Board of Directors Meeting  
February 25th, 2017**

Transcriber: Kelli Myers  
Beach House

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

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

Absent: Ed McClary

Bruno asked for approval of the agenda. He added the approval of the Budget Board Meeting Minutes. The Tiki expansion motion will be added to New Business. Two items will be discussed in Executive Session.  
Agenda approved unanimously.

Bruno asked for the Approval of the Minutes from the January 21st, 2017 Board of Directors Meeting.

The Minutes were approved unanimously.

Bruno asked for the Approval of the Minutes from the February 4<sup>th</sup>, 2017 Budget Board Meeting.

The Minutes were approved unanimously.

Treasurer's Report- for period ending January 31st, 2017. Foster McCoy-see attached.

Treasurer's Report approved unanimously.

Correspondence Report-Dan Clark -Michael O'Connell would like to speak to the Board which will be addressed in Executive Session as well as a property that will be going up for sale.

Bruno called for Committee Reports

- a. Ski & ATV-Sheldon-Feels like Spring Skiing. Randy stated the paperwork for conditional use for the ATV training area has been submitted. Should be completed this spring.
- b. Audit-Maria Porter-No report.
- c. Strategic Plan-Bruno deVinck-There is a new member added to Committee (Nicole) She brought up the idea of possibly putting a miniature golf course near the Perrier Course. Bruno added that there is a meeting today at 11:30am. He thanks Nicole for her immediate input.
- d. ECC-Ron Tussel-see attached.

- e. Westcolang Lake Association- Dan Clark-Nothing new to report. Waiting to hear when the next meeting will take place. It is generally on the 3<sup>rd</sup> Sunday of the month however that would fall on Easter Sunday.
- f. Documents-Carl Harrison-The Committee wrapped up the Adjacent/Combining Lot Policy Packet and will forward on to the attorney. They met with the Chair of ECC and addressed some concerns. Bruno added that the Document Committee is a very important Committee to the Community.
- g. Fire Prevention-Jim Fox-With the warm temperatures snow has been melting. He followed up with Bill Dehling about the egress signs. It is progressing.
- h. Beautification-Cindy Wyatt said Leatrice set up meeting for next week.

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

Manager's Report-Randy Schmalzle-see attached. Randy, Ron and John have been working on a list of possible amenity expansions. (Short-ranged capital improvement)

The Tiki expansion will be completed before the summer of 2017.

The Top of the Mountain Project will be completed before the next ski season.

Expand the pool area, add sun sails, sitting areas, possible splash pad. If it were approved, reserve funds would be used to pay for this project. Could be completed for the 2018 season

Expand the patio at the lodge overlooking the mountain. Add seating and fire pits to the patio. This could be funded by the lodge loan account. Could be completed for the 2017/2018 season.

Mini golf course, management suggests building it in the lodge campus area. They will seek out bids and also see what is out there to possibly complete the project in house. Management suggests the funding come from Board Contingency. This could be completed once approved.

Jim Fox asks about the Acrobag, that Ski Big Bear has brought to the mountain in prior years. He wanted to know if it is feasible to purchase one. Ron explained they are very expensive and have a short life span. The company that would come to the mountain is currently in Europe assisting with training for the Olympics.

James thinks that these are great ideas. He doesn't understand why the Strategic Planning Committee did not hear these ideas first. Then the Strategic Planning Committee would present the ideas to the Board. There may be a difference of opinion from what management proposes to what the Committee wants to accomplish. Randy stated that there may be a difference of opinion as to which projects get done if any. Some may feel that there should be a million dollars left in the bank and not used for projects. Ron added that Recreation Management is just trying to be a resource for the Committee and the Board. These ideas have been discussed for years. Recreation Management just wanted to show how these projects could be funded and come to life. Michele stated that it would have been nice to have these ideas brought to the committee first. Ron apologized for not following the proper channels. Bruno finds these ideas along with how they would be funded very exciting and he thanks Ron and Randy for the report. Gerhard stated he is still not clear on what reserves we have. He asks what do you need to have in long term reserves? There was a reserve study done and it should be analyzed to see if in fact we have a surplus or not. Bruno replied that we do have the HUD minimum requirement. Ron agrees with Gerhard, that we do need to analyze our reserve study. Building a reserve fund is putting funds aside for future purchases. Today we can go into a bank and get a loan in any amount desired. Communities are very desirable

for banks. Ron is hearing from the Community that they want things now. HUD minimum reserve is not a requirement, it is a suggestion. Ron continues that with the refinancing of the loans, it will save the community just under 1 million dollars. Randy adds that many look at reserves in different ways. We may need to call Bill Owens to get his opinion on the reserves. We asked about the HUD minimum reserve. Bill said that he never heard anything about the HUD minimum reserve. Dan believes that we heard that from Alan Young. Dan proceeded to explain the MAR and RCA accounts. (Major Asset Reserve Fund and Restricted Capital Account.)

James asked about the status of the Ski House. Randy explained that we are waiting for the Quiet Title to be completed then the house will be put on the market. The proceeds from the sale will first go to Ron and Randy (they owned the one lot) then the balance will go to the capital reserve where the money was taken from to purchase the house. (Community Capital Reserve)

Beautification-Leatrice-There is a meeting next week. She asks the members to attend and bring ideas. It appears that there is \$1,000 left in the budget for landscaping. Randy added that there is \$20,000 in next year's budget and he would like to see them put a plan together for the funds.

#### **Old Business**

- a. Follow-up List-Michele:  
Dan sent letter to Karen Spano. Everything is up to date.  
They received the draft to the Appeals Committee SOP. Carl explained that they are still working on it.

#### **New Business**

##### **MOTION 01:02:25:17**

**Whereas there was an electronic motion made on 1/29/17 for the immediate replacement of the Summit cooler for \$3,200.**

**Therefore be it resolved that the Masthope Mountain Community Board of Directors affirms the approval of the electronic motion made to replace a Summit cooler for \$3,200 to be paid out of the Summit Reserve.**

**FIRST: DAN CLARK  
SECOND: MICHELE TORRE  
MOTION PASSES: FOR 10, AGAINST 0**

##### **MOTION 02:02:25:17**

**Whereas a transmission needs to be replaced on one of the community trucks.**

**Therefore be it resolved that the Mashope Mountain Community Board of Directors approves the replacement of a transmission for a Ford 550 for a sum not to exceed \$3,000 and will be funded from and overrun the maintenance department vehicle, maintenance and repair line.**

**FIRST: FOSTER MCCOY  
SECOND: JIM FOX  
MOTION PASSES: FOR 10, AGAINST 0**

**MOTION 03:02:25:17**

**Whereas the annual contract for lake maintenance/treatment needs to be confirmed and signed.**

**Therefore be it resolved that the Mashope Mountain Community Board of Directors approves the lake treatment contract, option #2 with Aqualink in the amount of \$5,675 to be taken from the lake treatment line item in the 2017/2018 budget.**

**FIRST: BRUNO DEVINCK  
SECOND: GERHARD BUHLER  
MOTION PASSES: FOR 10, AGAINST 0**

**MOTION 04:02:25:17**

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

**Therefore be it resolved that the Mashope Mountain Community Board of Directors approves the use of an amount not to exceed \$120,000 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 13, 2013 Annual General Membership Meeting. Each year the surplus in this account grows by approximately \$30,000 and is currently over \$216,000.**

**FIRST: DAN CLARK  
SECOND: JIM FOX  
MOTION PASSES: FOR 10, AGAINST 0**

**MOTION 05:02:25:17**

**Whereas a management project to organize and categorize all Mashope-owned lots has revealed a number of lots that are being improperly taxed by the county.**

**Therefore be it resolved that the Mashope Mountain Community Board of Directors approves the filing of an appeal with Pike County to re-categorize and eliminate all future taxation on these designated lots. See attached spreadsheet for a complete list of lots involved with this matter.**

**FIRST: BRUNO DEVINCK**

**SECOND: DAN CLARK**  
**MOTION PASSES: FOR 10, AGAINST 0**

Property Owners Time 9:49AM:

204MR Bill Chillianis-Would like an explanation how the ski revenue and cost works. How do we handle collections on uncollected lots? What is the difference between unimproved and improved lots? How does the grandfathering of passes work? Confused how Summit revenue works. The pool has been the number one concern for the past 4 years. Why would we expand the Tiki Bar area rather than focus on the pool? Where can he express his concerns about ATVs? What permits are needed for accessory structures? Where can he find the right set of rules for accessory structures?

Michele expresses that she loves all of the questions. She feels that he should sit down with someone (management or a board member) and discuss these questions. Randy stated that he would be happy to sit with him and discuss all of his questions. Dan feels that we should do this at town hall meeting and educate other property owners who may have the same questions. Dan explains that a town hall is an open forum. Where the property owners have 2 minutes to ask questions. James asked him what is his favorite question so it can be answered now. Bill asked why is it only budgeted 3% profit margin for the Summit? Bruno explains that the Tiki generates the most money for the Summit. It is only a 5-seat bar. Expanded the Tiki would generate more revenue. Randy explains that the Summit really only generates money 7 months out of year. Bill asked why don't we sell alcohol at the beach house. Our liquor license does not carry to the beach. Randy and Ron reiterated that their doors are always open and would answer any of his questions.

Mike Seyfreid 157MR-With the expansion of the lighting at the courts, when will they shut off? He feels that there is too much lighting at the top of the mountain. Randy answered that the new lighting will shut off at 9pm. The lighting at courts will be on off season also for people to enjoy. Randy will look into the amount of lighting on the top of the mountain. Mike understands that you need some lighting for security purposes, he feels that it is overkill. Gerhard added security and safety are a concern always. It could be a liability if someone gets hurt in a public area that used to be lighted.

Louis Bell 347FW- Suggested that lighting survey could be done.

Mary Appuzzo 919CF-She was on Strategic Planning Committee and was offended by Bruno's comment about the new member and the miniature golf idea. This idea was discussed for years. It was not a new idea. MMC wasted \$10,000 in consultanting fees and nothing was done. She is pleased that something finally may get done. Michele added that while she was on the committee there were 3 new playgrounds created. Bruno commented that he was just acknowledging that there is a new committee member and he appreciated her participation. He did not know what was discussed at the committee meetings prior to him joining. Dan explained that money has been growing from surpluses. Money allocated from those loans still

go to pay those loans. Dan explained the collection process. Randy further explained that we have a person in collections. There are very few homes that are uncollectable. We take action on properties that are above water.

Rose Perrotti 164RF-She has been on the Strategic Planning Committee since the beginning. She thanks Ron and Randy for their project list. That list is a mirror of what the committee has been discussing. She acknowledges that the committee has not been doing much recently. The committee feels the top of the mountain is a big project and wanted to create an overall plan for the entire Top of the Mountain, not a piece meal. The survey showed the committee what property owners would like for the community. Based on the survey, they are going to move forward with the Tiki expansion and miniature golf course. We need to continue to move forward.

John Grandy 6CM-We build all these things but don't use them. We have tennis courts, bocce ball, etc. He feels that we need someone to teach tennis, bocce and organize tournaments, etc. Dan stated that this idea can be brought to the activities department.

Skip LaVigna 150MR-Do we still have a welcoming committee? Why don't we have someone explain all the rules and ins and outs of the community to new property owners? Michele suggests having 2 town halls a year for new property owners. Randy reminds everyone that new homeowners do receive resale packets that contain all the necessary information for new property owners. Bruno does add that there is never a good turnout for town halls. He would like to see a more personal, one on one approach to answer new property owners' questions. Bruno declared himself the Chief Enthusiast Officer.

Rose Perrotti 164RF-Would like to see the town halls take place. It would be nice to have agendas in place before the town halls so property owners know what will be addressed.

Mike Seyfried 157MR-Reiterated how we are underutilizing modern technology.

Frank Tavello 849FW-Why can't his family go out on the horseback riding trails? They have only been allowed in the arena. James and Michele responded that the riders must pass a test to go out on the trails. Dan stresses that stables are a huge liability for the community. Most insurance companies will not insure communities with stables. We pay high premium because of the stables.

Mike Seyfried 157MR-Riding has a lot to do with age and experience.

Meeting Adjourned 10:45am.

Executive Session began 10:55am.

Executive Session ended 11:28am.

Open Session began 11:28am.

**MOTION 06:02:25:17**

**Whereas Michael O'Connell (502MR) has requested a waiver for his 2007 Sea Doo Challenger with 215hp.**

**Therefore be it resolved that the Masthope Mountain Community Board of Directors grants a one time waiver for Michael O'Connell's 2007 Sea Doo Challenger Hull #DP561215.**

**FIRST: MICHELE TORRE**

**SECOND: DAN CLARK**

**MOTION PASSES: FOR 10, AGAINST 0**

Open Session ended 11:30am.

Treasurer's Report for Period Ending January 31, 2017

**UNAUDITED**

Collections

	<u>Jan 16</u>	<u>Jan17</u>
Total	2,056	2,051
Billable	1,757	1,752
Paid in Full	1,574-90%	1,588-91%
Outstanding	183-10%	164-9%

Income and Expense- FY-YTD-2016-17

<u>Operating</u>	<u>DEC YTD</u>	<u>JAN YTD</u>
Revenues to date	\$2,474,620	\$2,502,978
Expenses to date	1,847,844	2,035,038
Net Surplus (deficit)	626,776	467,940

The Summit

Rev. to date	941,951	1,140,851
Exp. to date	882,362	1,053,727
Net Surplus (deficit)	59,589	87,124

The Market Place

Rev. to date	305,054	341,350
Exp. to date	304,224	346,616
Net Surplus (deficit)	830	(5,266)

Summit/Market Net Surplus (deficit)

\$ 60,419                      \$81,858





## Managers' Report

February 24, 2017

### Projects:

1. Top of the Mtn development – Initial work has been well received.
2. Tennis Court Lights – Work will be done in the spring.
3. Loan refianance – Completed

### Public Safety

1. All is going well.

### Maintenance

1. Tiki – Final plans have been submitted to labor and industry for approval.
2. Road program being assembled.
3. Water main replacement will be done on heritage.
4. Beach House painted and prepped for summer.
5. Community office is being painted.
6. Old signs at front entrance will be removed when weather permits.
7. Lost transmission in plow truck last storm.

### Summit

1. January continued to be a good month for sales.
2. February is showing strong, will need to watch weather and adjust operations as needed.

### Administration

1. MH property review.
2. ATV training, conditional use application being completed.
3. Aqua water tower work continues.
4. Lake Treatment