

**Masthope Mountain Community
Board of Directors Meeting
March 25, 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, Michele Torre, Peter Torchio, Cynthia Wyatt, Eugene Principe, Jim Fox, James Graziano and Gerhard Buhler.

Absent: Ed McClary and Foster McCoy

Bruno asked for approval of the agenda. Dan added the motion for Beautification Committee for expenditures. Randy would like to add money approved for equipment maintenance to purchase a mini-truck. Agenda approved unanimously.

Bruno asked for the Approval of the Minutes from the February 25th, 2017 Board of Directors Meeting.
The Minutes were approved unanimously.

Treasurer's Report- for period ending February 28th, 2017. Dan Clark-see attached.
Treasurer's Report approved unanimously.

Correspondence Report- Michele read aloud a letter from Mike Seyfried that complimented maintenance and public safety for a job well done during the record breaking blizzard that hit our area. See attached.

Bruno called for Committee Reports

- a. Ski & ATV-Sheldon-We are getting inquiries about the ATV Safety Certification Class. Skiing is still taking place. Mountain hopes to stay open until April 1st. Randy stated that the mountain looks in good shape however the upcoming week will be tough on the snow total.
- b. Audit-Maria Porter-No report.
- c. Strategic Plan-Bruno deVinck-There is a meeting immediately following the board meeting. The agenda is to discuss the miniature golf course.
- d. ECC-Ron Tussel-see attached.
- e. Westcolang Lake Association- Dan Clark-It looks like the meeting is on Easter Sunday.
- f. Documents-Nothing to report.
- g. Fire Prevention-Jim Fox-Last month he suggested being very careful when burning or don't burn at all and this month we received over 30 inches of snow.

- h. Beautification-Leatrice Langer-She would like the board to approve Jeff Schaefer to the committee. Cindy Wyatt is heading up the community clean-up on April 29th. Gary is working with Aqua to get water to the four corners. Randy added that we would need two water connections at the corners. Total cost for each side is approximately \$1200. POC plantings are continuing. The enclosure around the dumpster at the beach house has been completed. Dan and Gary looked at the tree that was thought to be an issue. They discovered that it is not as bad as it was originally thought to be. The committee has approximately \$400 to spend toward more plantings.

President's Report-Dan Clark-He talks about the March GMM and what was voted on at the meeting. 2 motions: one for discretionary funds and one for money coming from capital reserves for new capital items with no additional assessment. There was no vote for operational since the increase was less than CPI. Dan continues to explain that there is a lack of members voting at these meetings and turning in their proxies. Gerhard added that the proxies' wording was confusing. It was not clear what the actual increase was. Randy agreed that it was confusing and we need to work on clarifying the wording.

Manager's Report-Randy Schmalzle-see attached.

Ron Schmalzle added that the Summit had a great year. It is up about 45% which is an increase of \$500,000 in sales. He doesn't know of any other community that has a profitable restaurant in its community. He thanks Joe, Lindsay, AnnMarie and Nick. Randy added that Nick is an exception young man that is truly an asset to the community. He believes that Nick is the best head chef Masthope has ever had.

Old Business

- a. Bruno would like the summary of the survey to be put on the website and weekly messages.
- b. The appeals sop was not finalized, still waiting on feedback from the committee.

New Business

Bruno explains that the number one item desired according to the survey was an expansion of the pool area. Secondly, was the Tiki bar expansion. Thirdly, was a miniature golf course.

Dan explains that funding is a primary concern. There is money available in the discretionary fund however it must be used by April 30 before the new budget takes place. This is reserve money that the board gets to use at its discretion. If not used it goes into the reserves.

Ron Schmalzle researched the options for miniature golf courses. He has two very different options: one is the traditional old style and the other is prefabricated.

A traditional 18-hole course is \$18,000. A prefab 18-hole course is \$80,000. Each can be moved and relocated. He would like to put it up off of the old tennis courts. There are already light posts on site. It could go near the shuffle board courts too. The Board and the Committee would need to decide what course they would like to go with for the community. Bruno asked what is the life span of the golf courses. The response was 20-25 years with

minor repairs. Gerhard inquired about equipment costs and maintenance. Ron said it really is insignificant. Bruno asks how will the clubs and balls be distributed and how will there be some accountability. James asks if it is possible to get 9 holes and the add on a later date. Ron answered yes. Ron added that 50% of the holes must be handicapped accessible. Ron said we could pay part of this from this year's discretionary fund and use some from next year's discretionary fund. Randy explained that in the cost it is a turnkey operation. Clubs, balls and score cards are included. Michele and James asked about charging renters and guests a minimal fee like the stables and fitness center. Randy explained it would be an administrative nightmare. James stated that we will have to deal with some sort of supervision. Ron feels that it should be a free amenity. A discussion needs to take place in regards as to how clubs will be distributed and if there should be a fee. Skip asked if fencing was included. The beautification of the area such as benches and fences would be extra. Ron continued to explain that it could be a ski theme. Ski has a lot of materials that would work as props for the course. There are light posts already behind where the tennis courts were. There is a level area there with ample space. A property owner asked if we would need additional insurance for the course. It would fall under our general insurance. Michele stated that before they create a motion they need to have a discussion to see where everyone stands. Michele polls the Board. They unanimously agreed on the prefab. Then Michele asked the Strategic Planning Committee members that were present what their thoughts were. It was decided that the motion would be for the prefab course. Dan stated that this would come from the Board's Discretionary Funds. Randy explained that the actual form is Styrofoam with concrete poured over it. Skip asks if the plan would include the expansion to 18 holes. Ron answered yes he would have the plans include the 18 holes.

Property Owners Time:

Rose Perotti 164RF-Kudos to Joe and the staff at the Summit. She is looking forward to breakfast coming back. She suggested that it would be a nice idea to get gift cards in the Market. She also agreed that the wording was confusing about what the dues increase was. She asked if there was an Aqua project on Eagle Rock this year. Randy answered that the project is on Heritage. She did not think the 2 covenants were on the website. Dan is going to look but he is quite sure it is on line.

Jerry Ferraiuolo 861FW-A member of the community passed away. He would like to see the community do something when members pass if the community learns of the passing. Bruno agreed. Dan added that we do acknowledge the passing of members that have contributed to the community such as volunteers. Jerry said he disagrees. What about the members who come up every weekend and spend hundreds at the Summit or Market. Michele added that when someone passes it needs to be shared with the office. Will the miniature golf course be laid out for 18 holes? Ron and Randy answered that yes the plan will be drawn up for 18 holes. Masthope will receive holes 1-9 first.

Skip LaVigna 150MR-Can we get rid of the heavy metal at the shale pit? Randy said that it is being worked on.

Joe Vaiatica 112FW-The mini-golf course will be close to the parking lot; would we need to have additional insurance to cover possible broken windshields. Randy explained that our insurance would cover it. Would Masthope consider putting on a second crew on in case of emergencies like the blizzard we just experienced. Ron stated that was the largest snow storm the area experienced. Our maintenance crew stayed and worked the entire storm. Dan added that we brought in extra equipment to help remove the snow.

Vicky Graziano 27MR-Can ski get new blinds? Ron acknowledged that they do look rough. She gave Kudos to Jen at the Summit. She is very pleasant.

Peter stated that he volunteered his services to help plow with maintenance but was turned down.

MOTION 01:03:25:17

Whereas the Beautification Committee always welcomes new members

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves Jeffrey Schaefer as a member of the Beautification Committee.

FIRST: BRUNO DEVINCK

SECOND: CINDY WYATT

MOTION PASSES: FOR 9, AGAINST 0

MOTION 02:03:25:17

Whereas one of the utility mules is no longer repairable.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the purchase of a mini truck for the cost not to exceed \$3500 from the maintenance equipment rotation capital line item.

FIRST: JIM FOX

SECOND: PETER TORCHIO

MOTION PASSES: FOR 9, AGAINST 0

MOTION 03:03:25:17

Whereas the Masthope Mountain Community Survey indicated a strong desire for a miniature golf course

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the purchase of a miniature golf course manufactured concrete surfaced footprint form course not to exceed \$40,000 to be taken from the BOD Discretionary Capital Line Item.

FIRST: MICHELE TORRE

SECOND: EUGENE PRINCIPE

MOTION PASSES: FOR 9, AGAINST 0

MOTION 04:03:25:17

Whereas the Strategic Planning Committee is welcoming new members.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves June Little as a member of the Strategic Planning Committee.

**FIRST: BRUNO DEVINCK
SECOND: GERHARD BUHLER
MOTION PASSES: FOR 9, AGAINST 0**

MOTION 05:03:25:17

Whereas 690MR Section 6 236 Upper Independence is for sale.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the forgiveness of interest and fines/penalties attached to lot 690MR, Section 6, 236 Upper Independence, but requires payment for all past dues. In addition, a copy of the final settlement papers showing a zero profit for the seller must be provided, otherwise the forgiveness of interest and fines/penalties is null and void.

**FIRST: GERHARD BUHLER
SECOND: BRUNO DEVINCK
MOTION PASSES: FOR 9, AGAINST 0**

Meeting Adjourned 10:45am.

Executive Session began 10:55am.

Executive Session ended 11:28am.

Open Session began 11:28am.

Open Session ended 11:30am.

Treasurer's Report for Period Ending February 28, 2017

	<u>Unaudited</u>	
<u>Collections</u>	Feb 16	Feb 17
Total	2056	2051
Billable	1757	1752
Paid in Full	1574 – 90%	1590 – 91%
Outstanding	183	162
Total Bad Debt Lots	48	53

Unrestricted Income and Expense – YTD

	Jan 17 YTD	Feb 17 YTD	Feb 16 YTD
Revenues to date	\$2,502,978	\$2,530,892	\$2,434,488
Expenses to date	\$2,035,038	\$2,205,799	\$2,069,236
Net Surplus (deficit)	467,940	325,093	365,252

The Summit

Rev. to date	\$1,140,852	\$ 1,383,419	\$ 1,157,336
Exp. to date	\$1,053,726	\$ 1,199,510	\$ 1,110,125
Net Surplus (deficit)	87,126	183,909	47,211

The Market Place

Rev. to date	\$ 341,351	\$ 382,668	\$ 383,195
Exp. to date	\$ 346,617	\$ 388,272	\$ 380,441
Net Surplus (deficit)	(5,266)	(5,604)	2,754

Summit/Market Net Surplus (deficit)

81,860	178,305	49,965
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Managers' Report

March 24, 2017

Projects:

1. Top of the Mtn development – Work will begin shortly
2. Tennis Court Lights – Work will be done in the spring.
3. Tiki Expansion – Work will begin in next two weeks.

Public Safety

1. Hiring for summer season.

Maintenance

1. Road program completed, will go out to bid shortly.
2. Water main project on Heritage to begin in April.
3. Old signs at front entrance were removed.
4. Working with beautification committee. Will be fencing dumpster at the beach.
5. Snow Storm – Single largest storm in over a decade!!! We ended up hiring a loader from Leeward construction to open up many roads.
6. Mini Truck – With one mule down we would like to purchase a mini truck for maintenance to service the beach area.
\$3500.

Summit

1. Preparation for summer operations have begun.
2. March sales have been good, numbers should exceed last years.
3. Staffing preparations are underway for the summer season.

Administration

1. Diane Longo is retiring, thank you for many years of service.
2. Advertising for all summer positions has begun.
3. ATV training, conditional use application being completed.
4. Aqua water tower work continues.