

**MASTHOPE MOUNTAIN COMMUNITY PROPERTY OWNERS ASSOCIATION
GENERAL MEMBERSHIP MEETING
MARCH 11, 2017
PROPERTY OWNERS LOUNGE**

Transcriber: Kelli Myers

10:02AM Bruno deVinck called the meeting to order.
Dan Clark led the Pledge of Allegiance.

Bruno deVinck announced that we have a quorum.

Bruno deVinck requested a motion to waive the reading of the Minutes.
MAKER: Jim Fox 248FW
SECOND: Linda Fishman 147FW
MOTION PASSES BY VISUAL INSPECTION.

Bruno deVinck requested a motion to accept the Minutes.
MAKER: Susan Barker 9MR
SECOND: Linda Fishman 147FW
MOTION PASSES BY VISUAL INSPECTION.

10:06AM Treasurers Report – Foster McCoy

Treasurer's Report---April 30, 2016

Unaudited

<u>Collections</u>	<u>April-15</u>	<u>April-16</u>
Total	2062	2,056
Billable	1,763	1,757
Paid in Full	1,615-92%	1594-91%

Unrestricted Income and Expense-YTD
April 2016

Revs. to Date	4,159,262
Exp. to Date	3,946,203
Net Surplus (Deficit)	213,059

The Summit

Rev. to Date	1,249,999
Exp. To Date	1,204,670
Net Surplus (Deficit)	45,329

The Market Place

Rev. to Date	428,294
Exp. To Date	425,264
Net Surplus (Deficit)	3,030

Summit/Market Net Surplus (Deficit)
48,359

10:10AM President's Report-Dan Clark-It has been a quiet but productive year. The Tiki Bar seating area has been expanded and will receive some more renovations this early spring. We were waiting on permits to continue working in the Tiki area. The top of the mountain expansion has begun. This will be additional space for ski. We were waiting on permits for this area as well. This is to be completed for the next ski season. The Beautification Committee was created this year. The new signage at the four corners was one of their accomplishments. \$20,000 has been allocated to the Committee for modifications in the community. The Committee will bring their ideas to the Board for approval. Dan expresses his appreciation to the staff and all of the volunteers that help keep the community running so smoothly.

10:20AM-Manager's Report-Randy Schmalzle-The Summit had a difficult year (last year) due to weather. The Summit had record breaking numbers this year. It was very busy. The staff did a really good job. We started to work on the beach and boat area. They changed the boat launch area around to make it more accessible. Work will continue this year. We have great volunteers in this community. Beautification Committee is in the process of developing a plan for the allotted \$20,000 if budget gets approved by membership. The Tiki Project, this year will be the expansion of the actual bar and area around it. It is to expand to 22 seats and a service area that will make it more accessible for patrons and staff. We received a lot of compliments on the seating expansion. The project looks expensive however the majority of the expenses are for the equipment. The commercial grade equipment is very costly. The frozen drink makers start at \$6,000 each. Paddle Boards, kayaks and a new rowboat were purchased for the upcoming summer season. The community had a great year. The horse riding trails were cleaned up and expanded. The community has great staff throughout all of its departments.

Randy Schmalzle-Ski Report-The little carpet was a big success for the little guys. Tubing was expanded. Snow-making did great until we ran out of water. Our friends and neighbors (Fawn Lake and Westcolang Lake Association) allowed us to borrow water from Westcolang Lake. We were permitted to exercise the valve for 48 hours. Ski had decided to make snow late in the season that allowed the season to be extended. It was a hard decision to make at that time of the season because it is so costly. It can cost up to \$15,000 a night to blow snow. The top of the mountain ski project continues. The house will be put on the market once the lot combination and reconfiguration is complete. The lot was purchased to expand the ski mountain. Ski had a good year. Every year Ski (Recreation Management) presents a profit sharing check to Masthope Mountain Community. This year Masthope is receiving a check of \$211,000 from Recreation Management.

Property Owner's Time:

Property Owner's name and lot inaudible-Could there be a new trail on the newly purchased property for ski? Randy respond that the property is right next to the tubing area. It is not large enough for another trail.

572RM John Lebow-Once someone purchases the property at the top of the mountain, can they complain about expanded parking or the ski area next to their property? Randy responded that once someone purchases the house, everything will already be in place. All their permits are in place for the project.

Property Owner's name and lot inaudible-When will the Tiki Bar be ready? Randy stated that it will be ready Memorial Day Weekend.

132FW Joseph Grant-Is there any plan to publish the community's survey? Bruno said yes. It will first go to the Board for approval. Then we will publish the results. The 3 key points that the owners wanted to see are the Tiki expansion, pool expansion and a miniature golf course.

318FW Alan Laurie-If you are considering an additional pool would it be exclusively ours? Bruno explains that the pool is always at the forefront. We really only have 3 weekends that are crowded. We are looking into adding a splash pad possibly. Randy adds that everyone at the pool has the right to be there whether they are owners, guests or renters.

322FW Ron Morasse-Would an indoor pool be a consideration? Bruno explained that the cost for an indoor pool is substantial. It is cost prohibitive at this time.

347FW Lisa Bell-Which direction is the Tiki Expansion taking place? Randy explained it is going to be an L-Shape.

861RF Jerry Ferraiuolo-There was a GMM in November but there were no minutes. Randy and Bruno explained that there was no quorum so there was not a formal meeting. They ran an informational meeting. No minutes were needed.

Randy addressed the retirement of John Castellano. He was active with Masthope Mountain Community for over 30 years. All that John had asked for was a gavel that he used as Chairman of the Board for many years. Randy presented John with his chipped-up gavel from years of use. Foster also thanks John for everything he has done for the community. Foster thanks Randy and John for working so hard on creating the budget and thanks Kelli for proof reading his work before it is handed out or published.

Foster McCoy presents the proposed budget. See attached.

9MR Ed Barker-We just received a nice gift from ski? Where does it go. Foster answers that it gets spread out throughout the budget. Some funds go into Ski Reserve and Capital Reserves. It all goes back into the budget.

254MR Vito De Simone-Asks if the ski contract is available to view. Dan Clark and Randy Schmalzle clarified that the request must go through the office and get approval from Dan Clark, the president of the Board.

A property owner brings up the poor condition of Masthope Plank Road. Foster explains that it is a state-owned road. Randy confirmed that it is a state road. He continued that it is not heavily traveled and is not a priority to the state. You can contact state representatives with concerns. We are responsible for maintaining Masthope roads.

861RF Jerry Ferraiuolo-Asks if Lisa Baker ever responded to the concerns of the condition of Masthope Plank Road. Randy stated she did not respond. He did speak to Mike Pfeifer. Mike's response was that they are working on area roadways unfortunately it is not a heavily traveled road. They are working on additional programs for road maintenance in our area. The Towpath will be an upcoming project for next year. Randy suggests continuing to contact the members in office. Jerry asked about Masthope roads and cross-country trails. Randy answered that we have 27 miles of roadways in the community and the cross-country trails are mainly used by ATV's. The trails are maintained in house. We will be having more work done on the trails this year.

164RF Rose Perrotti-Asks if there is a certain percentage of money that goes back into Ski and Capital from the profit sharing check? Randy explains that the check goes against the Ski loan and it funds Capital items. It never goes directly into Capital however it is used for Capital Projects. Foster adds that the budget is 502 lines and can be complicated.

Bruno DeVinck-Announces the counters for today's meeting will be Peter Torchio and Jim Fox.

Dan Clark explains a vote is not needed on the operational budget since the increase is less than CPI. He reads the motions:

Whereas money is needed for maintenance vehicle replacement, public safety vehicle replacement, fitness equipment replacement, lake and pool furniture, computer replacement, community landscaping, maintenance equipment rotation and snow removal equipment. The cost of these items will add \$53.00 to each Capital Assessment. This is in addition to the contractual capital assessment of \$384.00 for ski assessment, lodge loan assessment, beach house/river park assessment and MAR fund assessment for a total capital assessment of \$437.00.

Motion #1

Approve the addition of \$53.00 to each 2017-2018 dues assessment for annual discretionary/annual rotation capital items.

**Yes 40 visual inspection
Yes 147 proxies**

**No 5 visual inspection
No 93 proxies**

Whereas the community requires ongoing capital asset reparations, capital asset replacement and new capital assets of small cost requested by community membership:

Motion #2

Approve the allocation of \$71,000 from to reserve capital account toward the necessary repairs to the community infrastructure, capital asset replacement, and additional amenities. This money will come from the capital reserves and will not result in any assessment to the community members.

Yes 40 visual inspection

No 3 visual inspection

Yes 204 proxies

No 39 proxies

Old Business-Bruno deVinck-Nothing to report.

New Business-Bruno DeVinck-He explains the upcoming Board of Directors Election that occurs at the July General Membership Meeting. The candidates must be members in good standing and have a signed petition of members that are in good standing along with a short biography. Petitions are due in the POC Office by noon on May 12th. There will be three open spots available on the Board.

Bruno thanks our Public Safety for doing outstanding work. He reminds everyone that they are the first responders in Masthope. They are staffed 24 hours a day, 7 days a week. He thanks Randy and the management team for doing such a great job. He thanks the volunteers and current Board members. He explains that the Board determines policy for the community. Masthope is like running a small town.

Lana Romeo from the Office of Aging addresses the membership. She explains what the Senior Center in Lackawaxen has to offer for seniors. There are meals provided for a small fee, exercise/dance classes as well as various activities. They have speakers that inform the seniors on various topics. They offer grief support, Alzheimer's support groups, etc. There is a meal delivery service. They will investigate mistreatment of seniors if informed of possible abuse. They will educate seniors on Medicare. Plus, many other services. They are located in the Lackawaxen Fire Company on Monday, Wednesday and Thursday. They have a newsletter on line. An annual subscription is available for \$5. The newsletter contains the dates and times of upcoming events and activities. The main senior center is located in Blooming Grove. Other centers are in Dingmans Ferry and Milford. They are endanger of closing and need support. They need seniors to come to the centers. They need to get their numbers to increase or they will have to close.

Rose Perrotti asks if there is anything that Masthope can do to help the Office of Aging. Dan Clark responded that yes, we can get the information out to the membership. We can put the information in our Weekly Messages.

Bruno DeVinck stated that he didn't even know that the Office of Aging existed.

831RM Fred Schneider-Asks if there is anyway that Masthope could purchase regular sized chairs for the pool? The low recliners are difficult for some to get on and off of them for many reasons. Bruno responded that this is a reasonable request and doesn't see why Masthope could not accommodate that request. It could come out of the Lake and Pool Furniture Replacement Line of the budget.

150MR Joe LaVigna-He has been complaining about the speakers that are used for the meetings and how difficult it is to hear individuals speak. He compliments Lana on how the audience was able to hear her.

Lana Romeo added that there is Pike County Shared Ride that will pick up seniors (who do not drive) to bring them to the center or for appointments or shopping. All you have to do is register with the Office of Aging.

Bruno DeVinck requests a motion to adjourn the meeting.

First: 82FW Peter Torchio

Second: 106MR Jacob Lawrence

All approved.

Meeting Adjourned 11:33am.

Masthope



Mountain Community

2017-2018

Proposed Budget

Operating Budget

Food and Beverage Budget

Capital Budget



Membership Dues Determination

Determine Projected Operating Expenses by Department \$2,577,250

Determine Projected Revenue generated by Department \$ 283,150

Subtract Projected Revenue from Projected Expenses \$2,294,100

Projected Revenue Prior Year Dues & Late Int. Inc. \$ 76,500

Amount required from Membership for Operations \$2,217,600

Mashope



Projected Operating Expenses by Department

Administrative	455,000
Institutional	726,500
Lodge	103,500
Activities	39,100
Fitness	69,650
Stables	203,750
Lake & Pool	152,000
Other Amenities	13,500
Maintenance	445,000
Public Safety	330,250
Collections	9,500
Beach House	29,500
	2,577,250



Administrative Department Expenses

- Decrease budget from \$456,500 to \$455,000
 - Decreased Items
 - Payroll
 - Routine Computer R+M, Software Maintenance



Institutional Expenses

- Increase Budget from \$705,000 to \$726,500
 - Increased Line items
 - Health and Dental Insurance



Lodge Expenses

Increase Budget from \$93,000 to \$103,500

Increased Line Items

Lodge Repair and Maintenance

Activities Expenses

- Decrease budget from \$45,500 to \$39,100
 - Decreased Line Items
 - Payroll



Fitness Expenses

- Increase budget from \$68,000 to \$69,650
 - Increased Line Items
 - Electric
 - Continuing Ed.

Stable Expenses

- Increase budget from \$201,000 to \$203,750
 - Increased Line Items
 - Animal Care

Lake & Pool Expenses

- Decrease budget from \$152,500 to \$152,000
 - Decreased Line Items
 - Payroll
 - Pool and Beach R&M
 - Aquatic Lake Treatment For Algae

Other Amenities Expenses

- Increase budget from \$11,500 to \$13,500
 - Increased Line Items
 - Landscaping

Maintenance Expenses

- Increase budget from \$419,000 to \$445,000
 - Increased Line Items
 - Equipment Related Expenses
 - General Lodge Repair and Maintenance
 - Payroll
 - Waste Removal



Public Safety Expenses

- Decrease budget from \$338,500 to \$330,250
 - Decreased Line Items
 - Gasoline
 - Overtime



Projected Operating Revenue by Department

Administrative	\$213,750
Activities	13,500
Fitness	4,000
Stables	23,400
Collections	28,500



Administrative Income

- Increase from \$178,600 to \$213,750
 - Increased Line Items
 - Watercraft Permits and Bulk Trash Fees
 - Game Room and ATM Commissions



Activities Income

- Decrease from \$15,000 to \$13,500
 - Trips/Events



Fitness Income

- No Change from \$4,000 to \$4,000

Stables Income

Increase from \$21,000 to \$23,400

Increased Line Item

-Boarding Fees

Food & Beverage Budget

Projected Food & Beverage Results	
Summit Income	1,416,500
Market Place Income	457,000
Food & Beverage Income	1,873,500
Summit Expense	1,357,000
Market Place Expense	443,000
Total Food & Beverage Expense	1,800,000
Summit Profit/Loss	59,500
Market Place Profit/Loss	14,000
Food & Beverage Profit/Loss	73,500



Summit Income

- Increase from \$1,372,000 to \$1,416,500
 - Increased Line Items
 - Beach Café Sales
 - Liquor, Beer, Wine
 - Restaurant Food Sales



Market Place Income

- Decrease from \$460,000 to \$457,000
 - Decreased Line Items
 - Sales



Summit Expenses

- Increase budget from \$1,332,500 to \$1,357,000
 - Increased Line Items
 - Utilities
 - Purchases
 - Payroll



Market Place Expenses

- Decrease budget from \$449,500 to \$443,000
 - Decreased Line Items

- Purchases



Ski Assessment

Ski Assessment per single lot \$175

Larger Assessment for Combined Lots

Ski Capital Loan up to \$3,200,000 to be paid by 10/2023

Current Balance of Loan as of December 2016 \$ 1,695,308.59

WATER DISC EXT-202

Mashope



Lodge, Beach & River Park Assessment

Lodge Assessment per single lot	\$100
Larger Assessment for Combined Lots	
Lodge Capital Loan \$1,500,000 to be paid by 3/2023	
Current Balance of Loan as of December 2016	\$606,396.51
Beach & River Park Assessment per single lot	\$57
Larger Assessment for Combined Lots	
Beach & River Park Loan \$747,082 to be paid by 01/09/2027	
Current Balance of Loan as of December 2016	\$594,940.54

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Capital Expenditures

Current Contractual

	Amount	Individual Assessment
Ski Assessment	280,000	175.00
Lodge Loan Assessment	144,816	100.00
Beach Building/River Park	91,125	57.00
Major Asset Replacement Fd. (MARS)	84,000	52.00
Total	599,941	384.00

Masthope



Capital Expenditures

Current Annual Discretionary

	Amount	Individual Assessment
Maint. Vehicle Rotation	18,000	11.00
Community Landscaping	20,000	12.00
Snow Removal Equipment	5,000	3.00
Public Safety Veh. Rotation	16,000	10.00
Fitness Equipment Rotation	6,000	4.00
Lake & Pool Furniture	8,000	5.00
Maintenance Equipment Rotation	6,000	4.00
Computer Rotation	<u>6,000</u>	<u>4.00</u>
Total Annual Discretionary	85,000	53.00



Proposed Dues & Assessments

	Operational	Assessments	Total
• Improved			
– Improved	1,342.00	437.00	1,779.00
• Unimproved			
– Unimproved	1,142.00	437.00	1,579.00
Improved Comparison	1,779 vs. 1,760	= +19	or +1.1%
Unimproved Comparison	1,579 vs. 1,560	= +19	or +1.2%