

**Masthope Mountain Community
Board of Directors Meeting
June 17, 2017**

Transcriber: Kelli Myers
Property Owners Lounge

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

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

Absent: Ed McClary and Michele Torre

Bruno asked for approval of the agenda. Dan stated that he has two items for executive session.

The agenda was approved unanimously.

Bruno asked for the Approval of the Minutes from the May 20, 2017 Board of Directors Meeting.

The Minutes were approved unanimously.

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

Treasurer's Report was approved unanimously.

Correspondence Report- Dan Clark-Received correspondence from Rose Perrotti and Susan Schultz regarding travel trailers. This will be addressed in Old Business.

Bruno called for Committee Reports

- a. Ski & ATV-Sheldon-He is thinking of snow. There is work being done on the ATV training course. A date for the ATV training class will be scheduled soon.
- b. Audit-Dan informed the Board that he will be drafting a motion for the Board to approve new members to the committee.
- c. Strategic Plan-Vicky Graziano-The Committee is working on revising the Strategic Plan. The Committee is finishing up the SOP for the miniature golf course. Bruno thanks Vicki for coming up with the idea for the grand opening of the Tiki Bar, which is this evening at 6pm.
- d. ECC-Ron Tussel-see attached. Peter added that he was invited to the Strategic Planning Committee meeting. He would like to address fines for unregistered vehicles, lights and other items attached to trees, timelines for storage pods and solar panels.
- e. Westcolang Lake Association- Dan Clark-There will be a meeting on Sunday, July 23rd at the Fawn Lake Club House.

- f. Documents-Carl Harrison-Gerhard attended the last meeting. He had many recommendations for the Appeals SOP document. The Committee will be revising the document and then presenting it to the Board for review. Once it is reviewed and approved, it will be available on the Masthope website.
- g. Fire Prevention-Jim Fox-Smokey the Bear was repainted. Our area is currently at low fire risk.
- h. Beautification-Leatrice Langer-The Committee submitted the Beautification Plan to Board of Directors. There was miscommunication about the water at the four corners. It appears that this project is currently at a standstill. The Committee would like to have some of the Masthope signage repainted by Hunt Signs. They gave the Committee an estimated cost of \$4,000. We could change the color scheme or have them repainted the same colors. Dan Wyatt is looking to replant trees where the diseased ones were removed. The Committee express a special thank you to Mary Apuzzo. She has cleaned up the area where the flag pole is located at the top of the mountain. James inquired about some of the costs Leatrice has listed on the Beautification Plan. Bruno asked if they are doing 2 or 4 water lines at the four corners. The plan is for four since there will be plantings at the four corners. Jim adds that the water company has the ability to shoot the water lines under the streets.

President's Report-Dan Clark-Nothing to report except he has been watching the progress of the Tiki Bar and says that it will be ready for Memorial Weekend.

Manager's Report-Ron Schmalzle-see attached.

Bruno thanks Cindy Wyatt for all of her time and effort she gave as a board member over the last 3 years. He explained how she created the Beautification Committee. That Committee has had many great accomplishments in a short amount of time.

Old Business

Appeals SOP-Dan explains that Gerhard joined the last Document Committee meeting. He offered many recommendations for the Appeals SOP. The Committee will be revising the document, incorporating Gerhard's recommendations and will submit it to the Board for review. The document will be on our website once it is completed. The SOP documents is the processes of the Appeals Committee. The handbook documents is the rules and regulations that apply to the Appeals Committee and Appeals process. This is projected to be a January release. Gerhard added that this updat has to fit into the update cycle of the handbook which is July and January. The Document Committee will meet August 5th but about other items, not the Appeals revision. That will take place in September with Gerhard in attendance. Bruno thanks Gerhard for all of his help. He dots the I's and crosses the T's.

Peter has been on the Board since 2010. He has addressed the camper/trailer issue then and still is addressing this issue today. The Covenants implies that campers are allowed on one side of the mountain but not the other. The attorney interpreted the document to state that it is permitted to park a camper on your property. Dan has been approached by property owners in regard to this matter.

Alan Young advised that you must read documents in their entirety. The Covenants are living documents. The Document Committee has been trying to merge the documents into one. The Community would need a 2/3 vote of all the property owners to merge and edit the Covenants. Alan Young suggests at that time pull out the camper and trailer section entirely from the Covenants. That could avoid Masthope from having to go to court on this matter. The camper/trailer rules should just be stated in the Property Owners Handbook.

Bruno stated that the Board needs to formalize the funding for the paving at the beach area.

MOTION 01:06:17:17

Whereas Management has received and reviewed several sealed bids to perform road work within the Masthope Community and recommends accepting the E.R.Linde bid in the amount of \$243,971 to perform the scope of work as noted in the bid document.

Therefore be it resolved that the Masthope Mountain Community Board of Directors accepts Management's recommendation to execute the contract with E.R. Linde in the amount of \$243,971 to perform the scope of work as noted within the bid document. The contract is to be paid from the approved 2017-18 road budget of \$250,000.

**FIRST: BRUNO DEVINCK
SECOND: PETER TORCHIO
MOTION PASSES: FOR 9, AGAINST 0**

MOTION 02:06:17:17

Whereas preventive maintenance roadway shoulder work is required to extend the useful life of the Community's roadway surfaces, and management recommends contracting with E.R. Linde for an additional \$10,000 exclusively for road shoulder work.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approve the expenditure of \$10,000 for roadway shoulder work to extend the useful life of the Community's road surfaces. The funds are to be drawn from the previous year's road capital fund.

**FIRST: JIM FOX
SECOND: EUGENE PRINCIPE
MOTION PASSES: FOR 9, AGAINST 0**

MOTION 03:06:17:17

Whereas preventive maintenance roadway shoulder work is required to extend the useful life of the Community's roadway surfaces, and management recommends contracting with E.R. Linde for a second amount of \$5,000 exclusively for roadway shoulder work in addition to the previously approved \$10,000 road shoulder work.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approve the expenditure of \$5,000 in addition to the previously approved \$10,000 motion for roadway shoulder work to extend the useful life of the Community's road surfaces. The funds are to be drawn from the balance of the 2017-2018 roadwork budget.

**FIRST: EUGENE PRINCIPE
SECOND: PETER TORCHIO
MOTION PASSES: FOR 9, AGAINST 0
MOTION 04:06:17:17**

Whereas Management has received and reviewed several sealed bids to perform road work at the Masthope beach area and recommends accepting the E.R. Linde bid in the amount of \$25,000 to perform the scope of work as noted in the bid document, and this work is necessary to extend the use of this area for the Community. The Contract is to be paid from the Road Capital Fund followed by a motion presented at the next GMM meeting to reimburse the Road Capital Fund from the Beach House/River Park surplus in order to have the work completed by July 4, 2017.

Therefore be it resolved that the Masthope Mountain Community Board of Directors accepts Management's recommendation to execute the contract with E.R. Linde in the amount not to exceed \$25,000 to perform the scope of work as noted within the bid document. The funds are to be drawn from the Road Capital Fund with a subsequent motion presented at the next GMM to reimburse the road Capital Fund from the Beach House/River Park surplus. This motion is not conditional upon approval of the GMM motion.

**FIRST: FOSTER MCCOY
SECOND: EUGENE PRINCIPE
MOTION PASSES: FOR 9, AGAINST 0**

Eugene received a group text from someone unknown, questioning the use of these funds. He feels that we need to explain to members as to why these funds are being used for the paving project. Dan explains that these funds are for beach area improvement and cannot just be applied to other areas in the community.

Solar panels- Peter explained that some members have inquired about getting solar panels. Dan asked if Peter came up with a proposal. We don't want properties to become solar farms. James suggested to see what the township allows and then be more restrictive. Peter will have a proposal for the next board meeting.

Fine structure-Peter spoke with Randy about fines for unregistered vehicles. There is a repeat offender for this offense. Peter explained that some property owners will pay the fines without correcting the problem. James asked if they pay the fine are they done? No, they will get fined until the offense is corrected. Gerhard added that sometimes fines don't work. Peter explains that he would like the members to comply with the rules rather than paying the fines. Dan Clark discovered that in the handbook there was an error about the number of ATVs and APVs allowed. It says you can have 4 ATVs and 2 golf carts/APVs. James said it was clearly an error on our behalf that can be corrected. The Covenants state that we can tow vehicles or cleanup properties if they remain incompliant.

Reserve Plan-Gerhard-He has been working with Management. It is another living document. The Reserve Plan would lay out exactly how you factor your reserves. There are different models that can be applied. For example, replacement costs may be based on CPI or on the annual inflation rate. The plan is to show how you prepare to replace assets. James would like to know what the target amount should be. Gerhard would like to see a team put in place to discuss the Reserve Plan and then report to the Board. They would like to see some type of plan within 2-3 months. Dan stated that would be helpful for creating the budget for the next fiscal year. Gerhard added that there is nothing allocated out of the MAR account. This should begin to take place. James asked would this be an ad-hoc committee? Would it be stepping on another committees' toes? Dan said it would be an ad-hoc committee. No, it would not be stepping on other committee's toes. This area of study is open and not a conflict. Creating a life cycle for the assets would be helpful. James and Foster offered to help with this reserve plan.

New Business:

Walkways to Lake-Dan explains that there is buffer area from the lake to the lakeview property. The buffer is owned by Masthope. A property owner inquired about making a walkway from their property through Masthope's property to access the lake. The property owner can go through a process of getting permission from Masthope to use our buffer property to access the lake. James asks how big is the buffer area that Masthope owns? Ron Tussel stated it is approximately 127 feet. This property owner would like to put in gravel walkway to the lake. There would be no trees removed. James asked do we want to grant permission or is this a property that Masthope members could enjoy? Ron Tussel further explained how this process works. If they put a dock in, it would have to be removable. The property owner would not have the option to claim the property. James asks again, is this usable land? It is accessible only by boat or by using someone else's property to gain access. He says that you could kayak to the land. James asks John Grandy if he has anything to add to this, since he has worked with maps of the area for years. John added that he is not sure where they are talking about but there are a lot of green areas between lots. James added that access to the ski hill would be similar. James would hate to see property taken away if the community members could enjoy it.

MOTION 05:06:17:17

Whereas there is still additional openings in the audit committee.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the appointment of Ed Dillon to the Audit Committee.

FIRST: DAN CLARK

SECOND: FOSTER MCCOY

MOTION PASSES: FOR 9, AGAINST 0

MOTION 06:06:17:17

Whereas there is still additional openings in the audit committee.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the appointment of JoAnn Ferentz to the Audit Committee.

**FIRST: DAN CLARK
SECOND: FOSTER MCCOY
MOTION PASSES: FOR 9, AGAINST 0**

MOTION 07:06:17:17

Whereas the community needs to be competitive in hiring full time staff.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the increase the community contribution from 50% to 70% per annum and will be reviewed annually.

**FIRST: DAN CLARK
SECOND: BRUNO DEVINCK
MOTION PASSES: FOR 9, AGAINST 0**

Property Owners Time 10:28am:

Rose Perrotti 164RF-Looking at Alan Young's recommendation, he looks at the Falling Waters side at the one sentence where it states that the trailer could be fenced. The Masthope Rapids side clearly states at least 6 times that trailers are not permitted on any lot. Why is more weight put on that one sentence about fencing rather than the 6 not permitted? Bruno explains that you need to follow the side of the Covenants that is least restrictive. Rose asks as a property owner how does she know which rules to follow? She continues that variances are not good for the community. Bruno stated that we need to follow our attorney's recommendations. ECC is responsible for enforcing the Covenants in relation to the fencing of trailers. James stated that if we can see the trailer through the fencing, it is not adequate.

Nick Caruso 307FW-As a new residence it is difficult to read the street signs. Can the leaves get trimmed back? Bruno agrees. He asks what type of trailer was the discussion about? Dan stated any kind of trailer.

Leatrice Langer 458MR-Can they go ahead with the plan that the Beautification Committee presented? Randy wanted a plan and it has been submitted. Discussion ensued about items on the Committee's plan. Dan stated that a motion needs to be proposed to release the funds to the Committee.

Rose Perrotti 164RF- Property owners may be willing to fix their non-compliance issues on their properties but may not be able to do so. Can we do something to help them fix the issues. Bruno answered we are not in a position to do that. Rose said it would be a neighborly gesture. Bruno said Masthope cannot get involved and incur potential liability.

MOTION 08:06:17:17

Whereas a proposed budget has been submitted by the Beautification Committee.

Therefore be it resolved that the Masthope Mountain Community Board of Directors accepts and approves the proposed 2017-2018 Beautification budget. This is authority to move forward on proposed items.

FIRST: DAN CLARK

SECOND: CINDY WYATT

MOTION PASSES: FOR 9, AGAINST 0

Meeting Adjourned 10:46.

Executive Session began 10:56.

Executive Session ended 11:14am.

Meeting Adjourned 11:14am.