

**MASTHOPE MOUNTAIN COMMUNITY PROPERTY OWNERS ASSOCIATION  
GENERAL MEMBERSHIP MEETING  
July 8, 2017  
In the Lodge**

Transcriber: Kelli Myers

10:04AM Bruno deVinck called the meeting to order.  
Dan Clark led the Pledge of Allegiance.

Bruno deVinck announced that we have a quorum. 224 ballots received by proxy and 41 in attendance.

Bruno deVinck requested to appoint Victor Morvillo as the Chair of Tellers.

Bruno deVinck requested a motion to waive the reading of the Minutes.

MAKER: Louis Bell 347FW

SECOND: Mason Maher 516FW

MOTION PASSES BY VISUAL INSPECTION.

Bruno deVinck requested a motion to accept the Minutes.

MAKER: Inaudible

SECOND: Inaudible

MOTION PASSES BY VISUAL INSPECTION.

10:10AM Treasurers Report – Foster McCoy

**Treasurer's Report---May 31<sup>st</sup>, 2017**

**See attached**

10:15 am Auditor's Report-Bill Owens-The firm has completed their annual audit report and has distributed drafts to the Board of Directors. At the completion of the audit the firm gives their opinion of the operations of the Community. The auditors report the dues collected on a cash basis accounting system rather than accrual basis. The community is at a solid financial state on the operating side at the end of the year. The reserve funds increased over 300,000. Overall, the community is in a good solid financial state at the end of the year. The audit went smoothly. Staff was cooperative. There were no questions for auditor or treasurer.

10:30 am Election of Board Members. Bruno asks the candidates to come forward and give their final bio before the ballots are cast.

1. Peter Torchio
2. Richard Neidkowski
3. Bruno deVinck

Dan Clark states that there are 3 open spots on the Board with 3 members running. So only one vote needs to be cast. Dan stands in for Board Secretary, Michele Torre and casts one vote for each individual: Peter Torchio, Richard Neidkowski and Bruno DeVinck.

Bruno asks for the approval of the independent auditor for next year.

MAKER: Inaudible

SECOND: Jim Fox -284FW

MOTION PASSES BY VISUAL INSPECTION

Bruno reads the proposed motion:

**I. Authorize the Board of Directors to expend surplus monies in the Beach House Capital Reserve for Beach related capital items.**

Yes 170 proxy

No 48 proxy

Yes 40 visual insp.

No 0 visual insp.

President's and Management's Report: Dan Clark is reporting for management. Ron and Randy are away at Ron's daughter's wedding in Utah. It is a good time of year overall. We get good reports from our auditor. We have a lot in the works. The side of the Ski mountain expansion will be ready this year. The Tiki expansion is complete. The miniature golf has been installed which was the number one requested item from our survey. The Board has \$50,000 Contingency to spend during a budget year. If no emergencies arise, the Board uses the money for the betterment of the community. That is where the funds came from for the miniature golf course. Dan explains how excess funds collected are used to complete community projects such as the Tiki expansion. The Tiki bar and Mini-golf were all completed on schedule. The rocking chairs are expected next week. We can never have enough volunteers. We thank all of you that do volunteer your time. The numbers are all up for the 4<sup>th</sup> of July weekend. The road paving is complete for this year. \$250,000 is spent on roads every year. There have been a lot of staffing changes. Diane Longo, from the office, retired. Debbie Ferraro was the head bookkeeper for 7 years. She decided she wanted to downsize. We hired Patrice Sottung in Debbie's place. Maintenance lost many staff members as well. The new maintenance staff did a great job. The Summit is always undergoing staffing changes due to the seasonality of the business. It is difficult to find seasonal workers. Dan asked for any questions.

Jonathan Lebow 572RM-Aqua did a project on Heritage. Will they pave the road? Dan answered we will see. If they don't, we will pave it next year.

842FW Bob Santagelo-How much money was moved from the surplus? Dan stated that we asked for \$25,000 from the Beach House for paving around the Beach House. The Board consolidated the 3 major loans: Beach/Riverpark, Lodge and Ski. The new maturity date is 2023 with a lower interest rate. There will be a savings of almost \$1,000,000.

Mike Seyfried 157MR-Would like the Board to purchase a microphone and speakers that work.

John Grandy 6CM-There are articles in the messages about the senior center. The centers are important. We as a community do nothing for the seniors in the area. Many businesses offer discounts for seniors; maybe Masthope would consider doing something. Dan answered that the Board would discuss it at the next meeting. John would like to see the barstools changed to a swivel stool and maybe cushioned at the Summit. Current stools are difficult to get on and off when busy and they can be uncomfortable.

Bill Chillianis 204MR-The area around the boat docks are loaded with rocks. He would like to see it cleaned up. Dan suggests for Bill to speak to Ron Tussel about his concerns. Ron would know what could be done and then can address the Board with suggestions to improve the dock area.

Old Business-Nothing

New Business-Nothing

John Grandy 6CM-He brings up the Otteson property that Masthope attempted to acquire many times. Would Masthope be willing to lease the property? Bruno stated that he could bring that up at the next Board meeting.

Bruno welcomes Rich Neidkowski to the Board. He thanks Cindy Wyatt for serving on the Board for the past 3 years. He credits her for creating the Beautification Committee and all of her hard work she has done for the Community.

Motion to adjourn 10:40.

FIRST: JONATHAN LEBOW 572RM

SECOND: JAMES PORTER 1246FW