

**Masthope Mountain Community  
Board of Directors Meeting  
December 16, 2017**

Transcriber: Kelli Myers  
Beach House

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

Roll Call: Present –Foster McCoy, Bruno DeVinck, Dan Clark, Michele Torre, Peter Torchio, Jim Fox, Eugene Principe, Gerhard Buhler and Richard Neidkowski.

Teleconference: Ed McClary and James Graziano

Foster asked for approval of the agenda. Dan had an item for New Business which was inaudible. Agenda approved unanimously.

Foster asked for the Approval of the Minutes from the November 25, 2017 Board of Directors Meeting.

The Minutes were approved unanimously.

Treasurer's Report- for period ending November 30, 2017. Gerhard Buhler-see attached.

Treasurer's Report was approved unanimously.

Correspondence Report- Dan Clark-Received correspondence from Mike Seyfried right before the last Board meeting. It will be addressed in Old Business.

Foster called for Committee Reports

- a. Ski & ATV-Sheldon Langer-Mother Nature has been good to us. Randy explained that they have been making snow 24 hours a day. The new equipment has made Ski much stronger. The mountain will open with 70% percent of trails ready today. Sheldon explained that Ed is looking in to ATV issues that have been brought up at various Board meetings. Ed added that he is also looking into the request to reclassify UTV's.
- b. Audit-Maria Porter-Nothing to report.
- c. Strategic Plan-Vickie Graziano-Nothing to report.
- d. ECC-see attached. Ron added that he was working on creating some new forms for ECC.
- e. Westcolang Lake Association- Dan Clark-The next meeting will be Sunday, January 21<sup>st</sup>.
- f. Documents-Nothing to report.
- g. Fire Prevention-Jim Fox-Not much to worry about with the snow on the ground.

- h. Beautification-Leatrice Langer-Hoped that everyone noticed how the new boxwoods looked. Other than that, nothing to report. The Committee is on a brief hiatus. Jim added that the new signs look great and Dan agreed.

President's Report-Dan Clark-It has been a short time since the last board meeting. It has been quiet on the mountain. There have been no new communications.

Manager's Report-Randy Schmalzle-see attached.

### **Old Business:**

Reserve Plan-Gerhard Buhler-The Reserve Plan was distributed to the Board last week, and he is looking for approval and adoption of the plan now. Over a year ago, management and Gerhard reviewed the capital assets. There are over 200 items. He explained about the reserves- RCA, MAR and the Food and Beverage Fund. They are currently under- funded, but it is not an alarming situation. The Community is in a ramp up phase. The reserves should be reviewed on an annual basis. A motion should be done to align assets with the MAR fund. Randy echoed Gerhard in stating that it is not alarming to be under funded at the starting stages. It will ramp up quickly on a yearly basis. They did look at different techniques for the MAR components. Bill Owens explained that large assets should be itemized by their components and systems rather than one large item such as a building. It should be broken up such as flooring, windows, etc. Bruno stated that the main goal is to not have a major increase in dues or create more assessments. Jim stated that Gerhard has done an amazing job on the Reserve Plan.

### **New Business:**

Mike Seyfried explained the history of Masthope in his letter, in regard to trailers. The goal was not to have a trailer park. Dan added that there was a campground on the Masthope Rapid's side. Trailers for recreational vehicles were meant to be shielded. Mike included his opinion in his letter. Dan explained that the Board is following the direction given from Masthope's attorney. The Document Committee is reviewing the Covenants and stripping them down so that certain rules can be managed in the Property Owner's Handbook rather than being in the Covenants. The revised draft of the Covenants will be submitted for attorney review and then presented to the membership for a vote.

Ed addressed the UTV discussion from the last Board meeting. Some property owners would like to see UTVs reclassified to golf cart status. Trails are meant only for ATV's. They were also requesting to increase the number of recreational vehicles. Ed explained that one solution would be to allow owners to have 6 recreational vehicles of their choice. Now the rule is up to 4 ATV/UTVs and 2 golf carts. Randy asked for clarification about the ATV trails. Ed stated that the trails are not set up for UTV's as supported by Sheldon in the discussion. Randy stated that issue opens another can of worms. He added that smaller UTVs do use the trails. The larger UTVs cannot access the trails due to the positioning of boulders. Michele feels that this is a hot topic that property owners should have the ability to express their concern. She thinks it should be put on the agenda for next month's meeting. James feels that this topic is bigger, and it should be addressed in a townhall meeting. James continued that

this could be an administrative nightmare with the different classification of recreational vehicles. He does not feel that this decision can be made now. Sheldon explains the classes of recreational vehicles:

Class 1 ATV-maximum width is 50", weight 1200lbs, handlebars with a straddle seat

Class 2 UTV-width is >50", weight >1200lbs, steering wheel with non-straddle seat

Class 4 UTV-width is >60", weight >1800lbs, steering wheel with non-straddle seat

Randy said from a management point of view, he would prefer a generic classification. 6 vehicles are 6 vehicles. ATVs are mainly used in Masthope to get from point A to point B not to ride on the trails. Ed agrees that it should be generic. Randy added that the trails should be left alone. Allow anyone who can access it, ride on it or the community will have to police it. James would like to table this discussion until after a town hall. James volunteered to run a townhall. The Board agrees to allow James to run a townhall about the number of recreational vehicles. Randy stated that it should be done before riding season begins. A date will be decided. It is agreed that the sooner a date is decided and announced the better.

Gerhard would like to start an initiative to simplify the reserves-RCA, MAR and F&B as described in the Bylaws. He feels the Document Committee and Budget Committee could start working on this with a goal of a vote at the November GMM. The Board agrees to have the Budget Committee start with this initiative.

Bruno recognizes the ECC Committee and Ron Tussel for their hard work.

#### New Business-

Deer Management-Dan explains that we had the state come in and speak about deer management. Our community and surrounding communities are over populated with deer. A last result to deer population management would be a deer cull which is very expensive. There is a program called D-Map. D-Map is a state-run program that would allow a certain number of permits to be given out to allow bow hunting in a certain area within a community. Dan would like to see this start to move forward. It would help if members would stop feeding the deer, but he does not foresee that happening. Ron Tussel assisted Dan with gathering this information. It would be a start to controlling the deer population. Randy added that Hemlock Farms did a cull and they harvested 500 deer. The food was donated to charities. The Hemlock Residents were up in arms about killing the deer, but they did not even notice it was happening. Dan would like to apply for D-Map tags for the 18/19 season. Ron added that we could fill out the application and then could decide not to hand out the tags. Ron explained that the community can control the time frame in which they could harvest deer. Randy continued that he encountered a poacher on the ski mountain. Discussion started about the area where a possible hunt could take place.

#### **MOTION 01:12:16:17**

**Whereas a freezer at the Market Place is no longer functioning and is no longer worth repairing**

**Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the purchase of a new freezer for the Market Place not to exceed \$1500 to be taken from the food and beverage capital.**

**FIRST: JIM FOX  
SECOND: EUGENE PRINCIPE  
MOTION PASSES: FOR 11, AGAINST 0**

**MOTION 02:12:16:17**

**Whereas the Bylaws of Masthope Mountain Community Property Owners Council require the Board of Directors to associate specified capital assets with Major Asset Replacement (MAR) accounts**

**Therefore be it resolved that the Masthope Mountain Community Board of Directors declare the systems and components of the:**

- lodge**
- beach house**
- POC Office buildings**
- stables buildings**

**As capital assets associated with Major Asset Replacement Funds.**

**FIRST: FOSTER MCCOY  
SECOND: GERHARD BUHLER  
MOTION PASSES: FOR 11, AGAINST 0**

**MOTION 03:12:16:17**

**Whereas the Bingo machine needs to be replaced**

**Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the purchase of a new Bingo Machine for the sum of \$6895. Funding for this purchase will come from the BOD Capital Contingency line item. This motion memorializes the electronic vote taken on November 7, 2017.**

**FIRST: DAN CLARK  
SECOND: MICHELE TORRE  
MOTION PASSES: FOR 11, AGAINST 0**

**Property Owners' Time:**

Paul Moira 643MR-He came just to hear the outcome of the ATV discussion. He is disappointed that one person has ignored the issue for several months. He witnessed important decisions being made with a few minutes of discussion, i.e. heights of garages, solar panels, and possibly deer hunting. Why wouldn't they do a town hall on deer hunting? The current ATV rules were in place before UTV's. UTV's have evolved. The rules need to evolve too. The kids want to use the ATV's on the trails. Foster asked how long he was in the community. Paul stated 2 years. He missed the entire long process of when the ATV and UTV rules were analyzed and changed. He added that UTV's were in existence at that time. There were townhalls with lengthy discussions about rules and regulations for over a year. Foster

explains that there is a faction in Masthope that is against ATVs and UTVs. Paul wants to know why can't property owners have a vehicle per family member? Foster explains that there is a family that has 13 individuals. Paul compares the number of ski passes to number of recreational vehicles. Michele explains that this is one of the hottest topics on the mountain. She believes that all voices should be heard. She continued that the Board did not ignore Paul's issue but in fact brought it to the forefront. Even with a town hall, Paul may not get the outcome that he wants.

Mike Seyfried 157MR-States that we are not allowed to shoot bb guns but may be allowed to shoot bows... He is not opposed to ATVs but increasing the number may be a problem. Safety is the issue and rules need to be enforced. If rules are broken, why don't they lose their ATV privileges?

Leatrice Langer 458MR-She asks Ron Tussel if deer are territorial. Ron responds that yes for the most part. Someone then asked if bear are territorial. Ron answered the females are more so. The males will travel up to 35 miles in a night. Michele clarified that the Board did not approve a deer hunt. They only approved filling out the paperwork. Michele stated she may not agree with a hunt either. She wanted it to be very clear that nothing was approved at this time to harvest deer in the community.

Leatrice Langer 458MR-Are the members privileged to know Alan Young's opinion on the Covenants? Dan and Gerhard explained that we are governed by the Falling Waters version of the Covenants because it is the most recent version.

Mike Seyfried 157MR-He feels the office does a great job with the social media. He would be interested in helping the office with You Tube clips to advertise Masthope.

Maria Porter 1246FW-What happened to Channel 80? It is now channel 901.

Mary Apuzzo 919CF-What is the progress with the history of Masthope? She feels it is a great idea. Mike Seyfried answered that he started to go through items that he has. Mike would love to see something published like they do for some towns. We need to reach out to people in the Community for them to share their memories. Randy responded that he loves projects like this and he will take the lead after this ski season.

Rich Seidel 575MR-He feels that Masthope needs to expand the means for Public Safety to give them access to the trails. They need a mule or ATV to monitor the ATV trails and the horse trails. He feels that as the community expands, Public Safety should as well.

Leatrice Langer 458MR-BRCTV got rid of channel 97. That is the television guide channel. She would like everyone to call BRCTV to get the channel put back. TV discussion ensued.

Meeting Adjourned 10:01am.

Executive Session began 10:11am.

Executive Session ended 10:29am.

Meeting Adjourned 10:30am.

Treasurer's Report for Period Ending November 30, 2017

Unaudited

Collections - YTD

	Nov 16	Oct 17	Nov 17
Total	2056	2046	2046
Billable	1752	1746	1746
Paid in Full	1566	1565	1591
Percent	89.4%	89.6%	91.1%
Outstanding	186	181	155
Total Bad Debt Lots	53	53	53

Unrestricted Income and Expense - YTD

	Nov 16 YTD	Oct 17 YTD	Nov 17 YTD
Revenues to date	\$2,444,301	\$2,450,701	\$2,482,162
Expenses to date	\$1,634,404	\$1,543,070	\$1,741,555
Net Surplus (deficit)	\$809,897	\$907,631	\$740,606
Margin (Net/Revenue)	33.1%	37.0%	29.8%

The Summit - YTD

Revenues to date	\$758,517	\$744,981	\$814,209
Expenses to date	\$742,902	\$744,920	\$855,970
Net Surplus (deficit)	\$15,615	\$62	(\$41,761)

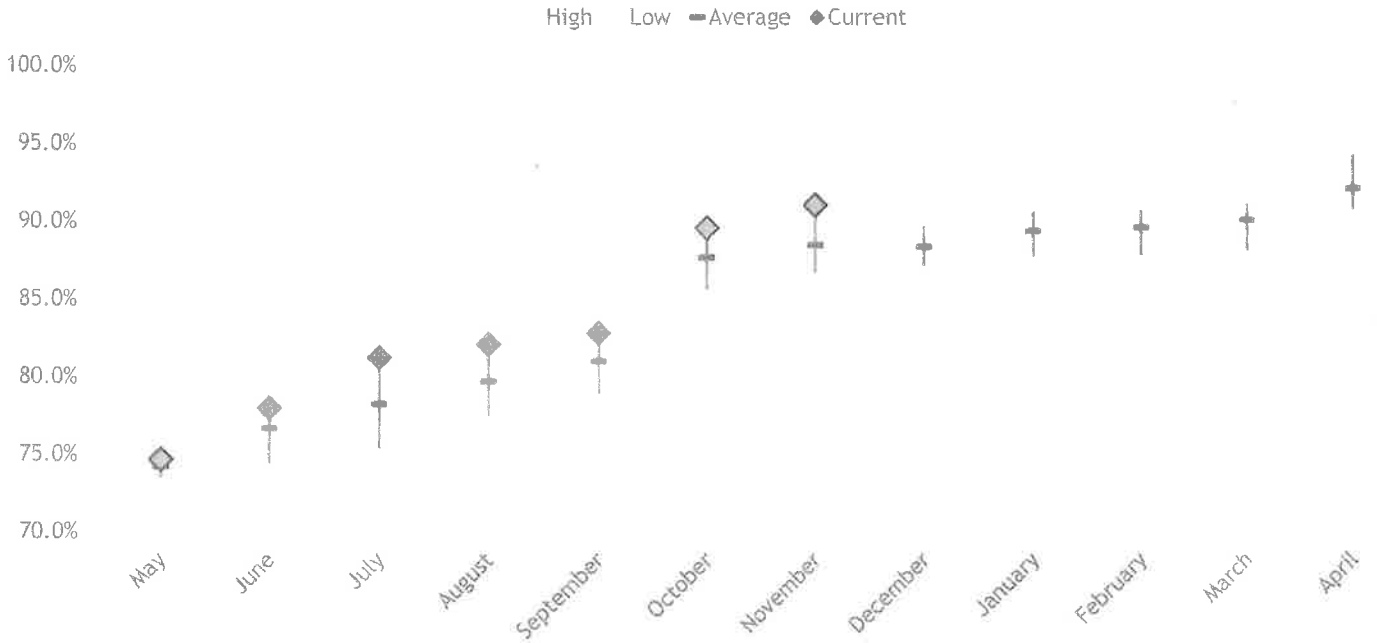
The Market Plance - YTD

Revenues to date	\$265,365	\$266,724	\$298,847
Expenses to date	\$258,323	\$262,070	\$314,413
Net Surplus (deficit)	\$7,042	\$4,654	(\$15,565)

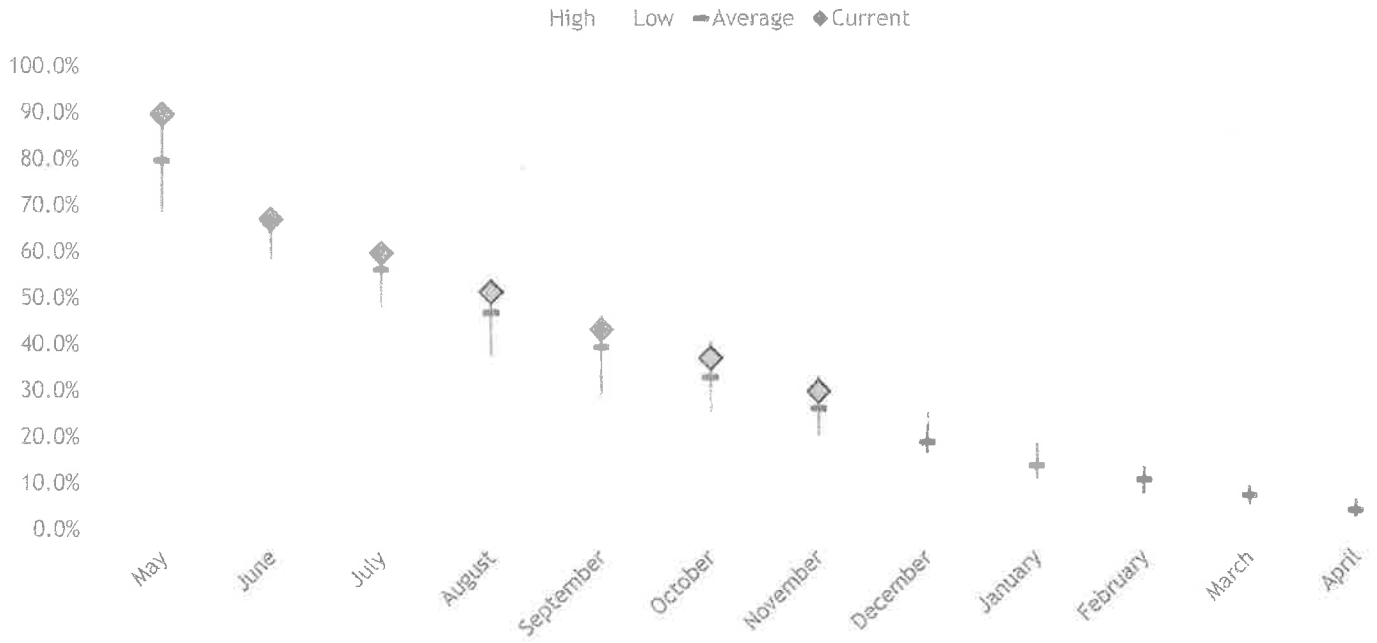
Summit/Market Net Surplus (Deficit)

	\$22,657	\$4,715	(\$57,326)
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# COLLECTION CHART - YTD



# OPERATIONS CHART - YTD OPERATING MARGIN







Managers' Report  
December 16, 2017

Projects:

Projects:

1. Top of Mtn – Work continues.
2. Water tower – Work to start this fall.

Public Safety

1. Staff in place for winter season.

Maintenance

1. Plowing season has begun.
2. Staff in place for winter.

Summit

1. Chairs and Bar stools are in, there is a potential buyer for old chairs.
2. New menu in place.
3. Seasonal staff is in place.
4. Freezer replacement for Market.

Administration

1. Updating passes with ski stickers.
2. Reviewing collections to clean up minor amounts owed and sending out invoices for past due owners.
3. Budget has gone thru committee and is back for final management review.