

**Masthope Mountain Community
Board of Directors Meeting
January 27, 2017**

Transcriber: Kelli Myers
Beach House

8:31 AM Meeting called to order and Pledge of Allegiance said.

Roll Call: Present –Foster McCoy, Bruno DeVinck, Dan Clark, Ed McClary, Michele Torre, Jim Fox, James Graziano, Eugene Principe, and Gerhard Buhler.

Absent: Peter Torchio and Richard Neidkowski

Foster asked for approval of the agenda. Foster added ECC items to New Business. James would like to add pass compliance under New Business. Michele asked for both the letter about the passes and Mike Seyfried's letter about ATV's to be added to the agenda. Jim would like to add snow removal to be added to New Business.
Agenda approved unanimously.

Foster asked for the Approval of the Minutes from the December 16th, 2017 Board of Directors Meeting.
The Minutes were approved unanimously.

Treasurer's Report- for period ending December 31st, 2017. Gerhard Buhler-see attached.
Treasurer's Report was approved unanimously.

Correspondence Report- Dan Clark-Received correspondence from the Strategic Planning Committee asking for funds to cover the finishing touches on the miniature golf course and to add a horseshoe pit and cornhole area. Dan explained that it is too early to allocate funds, but it will be considered later in the year. Dan continued that there was correspondence in regard to Amerigas; that will be addressed in the Manager's Report. Regarding the correspondence from the property owner with two properties wanting two sets of passes, the Board agrees that he needs to come before the Board with his request. Michele read Mike Seyfried's letter. See attached. James responded that there are a good set of rules in place for ATV's/UTV's. If a member has other concerns, they can attend a Board meeting to address them. The issue to be discussed at the townhall is the number of ATV/UTV's allowed. A few property owners have attended several board meetings and addressed their thoughts on the number of ATV's permitted per property. Foster contributed that there were many comprehensive townhalls where the ATV/UTV rules were discussed and then revised with Board approval.

Foster called for Committee Reports

- a. Ski & ATV-Sheldon Langer-He has received several calls about his ATV training course. He received a letter from DCNR that states that adults can take these

courses now. Winterfest is tomorrow. Randy added that they have been making snow. Weather has been difficult. It has been frigid cold then warm and rainy. The mountain is 100% open.

- b. Audit-Dan Clark-One member resigned and there is a new property owner interested in joining the Committee.
- c. Strategic Plan-Vickie Graziano-The Committee is meeting today after the Board meeting. They will be discussing the finishing touches on the miniature golf course and revising the Strategic Plan. Leatrice mentioned that the Beautification Committee may have extra money available for the construction of a miniature golf rule sign.
- d. ECC-Ron Tussel-see attached.
- e. Westcolang Lake Association- Dan Clark-The January meeting was cancelled. The next meeting is the 3rd Sunday in April.
- f. Documents-Nothing to report.
- g. Fire Prevention-Jim Fox-Nothing burning.
- h. Beautification-Leatrice Langer-The Committee will be scheduling a meeting in March. They will discuss what other projects they would like to do in the future. She feels that there is some money left in the Committee's budget for this fiscal year and they would like to utilize the funds before the next fiscal year begins.

President's Report-Dan Clark-There is an item for Executive Session.

Manager's Report-Randy Schmalzle-see attached. At the February board meeting, there will be a presentation from Total Asphalt, a company that specializes in asphalt preservation. Management has been talking with this company to see if Masthope roadways would benefit from the treatment and possibly save the community money. The office received some calls and emails regarding Amerigas. There has been a significant price increase for some of their clients. Amerigas is telling their clients that Masthope failed to sign a contract for lower rates. The office never received the contract. Randy continued that he contacted Attorney Klemeyer and Mike Sibio (Hemlock Farms Community Manager). The agreement that Amerigas was presenting was not one that the Community could sign. It would entail giving Amerigas our full property owner list and as a Community we cannot show vendor preference. Randy attempted to contact Amerigas' legal department several times. This has been a problem for most communities according to Mike Sibio. It appears that Amerigas wanted to raise rates and put the blame on the communities. Jim added that Modern Gas offers a community break on their own. The company may offer discounts if they can make several deliveries within close proximity of each other.

Old Business:

Gerhard has been working with Patrice to open new bank accounts for three capital accounts (MAR, RCA, and Food and Beverage). You will see the individual amounts of these accounts in the monthly financial reports. Gerhard and the Budget Committee will be working on rewording the rules in the Bylaws regarding the Reserve rules overall. The goal is to have the new wording ready for a vote in the November General Membership Meeting.

James and Eugene are going to facilitate the ATV/UTV townhall. James feels that it is important to let the members know that the Board is listening. James continues that they will

not address other questions at this townhall except in relation to the number of ATV/UTVs that property owners can register.

Dan explains that Ron Tussel provided him with official information on the D-Map program. Ron explained that the D-Map applications are available March 1st. He informed the members that there are other communities in the area that are having deer culls, which we are not considering at this time. The start-up fee for a cull is \$60,000. That price does not include the cost of processing the deer. Randy further explained that the \$60,000 goes towards an extensive study of the community and its deer population. The deer that are harvested during a cull get processed and donated to local food banks. Randy explained how his mother runs a food bank and they greatly appreciate the meat donations. Ron interjected that D-Map is a free program. Randy stated that when Hemlock Farms did a cull, they harvested 500 deer and it wasn't even noticed. He continued that this is a hot topic. Many are for and many are against participating in the D-Map Program. He recommends taking it to the community for feedback. As discussion pursued, Ron will move forward in the application process, but nothing will be done without the community's approval.

New Business:

James discussed the problem of ski pass compliance. He spoke to Randy about property owners giving their property owner's identification to another person to ski without paying. This is everyone's' problem. It is affecting management's bottom line as well as the community's. It is theft of services. The Ski Committee had an idea to do a compliance day. Place volunteers at each lift to verify that the skier/snowboarder is the one on the property owners pass, season pass or to ensure that they have a valid lift ticket. This can be announced in the Messages to make property owners aware that this will occur. Randy thinks that this is a great idea. Lance is a lift attendant that catches 90% of the violators on the mountain. Once individuals get caught, they get very defensive. Michele expressed that this is theft. Randy explains that it's not just property owners trying to beat the system. Individuals will switch jackets with lift tickets. Some will trade rental equipment. Individuals can get injured while using someone else's rental equipment because the equipment is not adjusted to their body type. James compares the ski pass compliance check to a sobriety check point. It is benefitting the public. We will not announce the specific dates when it will occur, however we will put an announcement in the Weekly letting property owners know that this is going to occur.

Jim addressed snow removal in the community. He inquired at the office if we have a list of full-time residents in the community, which we do not. There are some roads that are worse during storms than others. He feels that these areas should be treated first. Randy explained the maintenance does know of these areas and they do get extra attention. There are some trouble areas with run-off as well.

Property Owners' Time:

Leatrice Langer 458MR-At the township meeting, they addressed the ice on the road. There was an accident near Tink Wig. Hopefully Penn Dot will stay on top of trouble spots on the roadways. There is an emergency phone number for weekends for the road master. Randy commends the township for a job well done when taking care of the hill this winter, which is a lifeline for Masthope. Jim heard that there is a 2-year program for Westcolang Road. They are going to redo culverts and pave the road. Randy said they have been looking into this for the last three years. Jim added that they will not be installing speed humps this year.

Mike Seyfried 157MR-He addressed James. He does not feel that the discussion can be limited to just the number of ATV/UTV's because it will lead to other issues that would affect why a certain number ATV/UTV's are permitted. A question would be why do you want to change the number? There are many large UTVs that cannot use the trails because they are too big, for example. He would like to know why those UTVs are permitted in the community. James responded that the rules in place are good and they are not looking to change them. We are only looking at the numbers. We are looking for answers to the question of "how many do you want?" Mike feels that there are issues that lead up for the reason why people want the number to change. James feels that we need to get this issue resolved. So that the folks who raised this issue get an answer. The Board has been accused of letting issues languish and he is not going to let this one languish. Mike stated that he still feels it will not be possible to have this meeting to only discuss that one item.

Rose Perrotti 164RF-She feels that there is not information given to the members to make an educated decision on the number of ATVs/UTVs. How many are registered? How many public safety citations are issued? James responded what difference does the numbers make? If one bothers you, then they are an issue to you. If there are 500 and you never see them, then they are not an issue. He suggests that if you want answers to those questions, you can go to the office to get them answered. Ed responds that the Board does know these answers. Michele suggests that James should create a fact sheet for the membership. James feels that not everyone would need that information. Gerhard agreed that a fact sheet would be helpful. James agreed to create a fact sheet for membership.

Mike Seyfried 157MR-1) One idea would be to have the property owner pay a fee for any additional ATVs and reduce dues for anyone who does not have an ATV. 2) Road treatments- is it a chemical that could be a pollutant? Randy answered no it is absorbed into the asphalt and does not wash away. 3) Snow plowing-clear off a section of the road in front of your driveway to avoid the snow being plowed back into your driveway. He saw a plow truck driving on the wrong side of the road. Randy will tell them not to drive on the wrong side of the road. 4) It does not harm a tree to put a nail in a tree. 5) As far as the Scranton news, you could purchase a Roku device to stream into the local broadcasts.

Victoria Graziano 27MR-Are there any signs about ski pass theft down at the lifts? Randy was not sure-there used to be one. It is on the waiver that they sign.

Jerry Ferraiuolo 861FW-1) Should something go out in the Weekly about the proper usage of the property owners passes? James will work with Ron on the wording for an announcement to put in the Weekly. 2) He explains that Blue Ridge Cable considers Milford area part of the New York area and has opted to stop running local Scranton stations due to costs. BRC will run the New York news instead. He would like BRC to reconsider this decision.

MOTION 01:01:27:18

Whereas rules regarding attachments to trees require clarification

Therefore be it resolved that the Mashope Mountain Community Board of Directors approves the attached ECC updates for the Handbook revised 12/5/17.

FIRST: DAN CLARK

SECOND: JIM FOX

MOTION FAILS: FOR 4, AGAINST 5

MOTION 02:01:27:18

Whereas the rules regarding temporary portable storage required clarification

Therefore be it resolved that the Mashope Mountain Community Board of Directors approves the attached ECC updates for the Handbook revised 12/5/17.

FIRST: BRUNO DEVINCK

SECOND: GERHARD BUHLER

MOTION PASSES: FOR 9, AGAINST 0

Meeting Adjourned 10:05am.

Executive Session began 10:15am.

Executive Session ended 11:00am.

Meeting Adjourned 11:02am.