

**Masthope Mountain Community
Board of Directors Meeting
September 29th, 2018**

Transcriber: Kelli Myers
Beach House

8:40 AM Meeting called to order and Pledge of Allegiance said.

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

Teleconference: Anthony Falcone

Dan asks for the approval of the Agenda.
The Agenda was approved unanimously.

Dan asked for the approval of the Minutes from the August 25th, 2018 Board of Directors Meeting.
The Minutes were approved unanimously.

Treasurer's Report- for period ending August 31st, 2018-Gerhard Buhler-see attached.

Foster commented on what a remarkable performance from the Summit. Gerhard added that they are ready to move forward with investments. Interest rates have increased. Masthope is going to invest in brokered CD's. Treasurer's Report was approved unanimously.

Correspondence Report-Ed stated that there was no correspondence to report.

Dan called for Committee Reports

- a. Ski & ATV-Sheldon Langer-He had a good set of ATV classes. Jim Porter continues to be a big help with maintaining the class site and cutting trees on the trails. There is still a lot of work to be done on the trails. Randy stated "it's time." The ski staff will be starting full time in the next couple of weeks. They have been cutting trees back and rehangng wires that were damaged during the storms. There is currently a tree leaning against a ski lift. They are waiting for dry weather to get equipment down there to remove it. The lift is not damaged. New control panels are going to be installed for Little Bear and Grizzly lifts. Every seven years the state does a load lift testing. Normally the cost for the test would be \$2600 but because of the new control panels, it is costing only \$960. They will be testing the snow making equipment in November. Sheldon explained that he is a part of the Citizen Advisory Board at Wayne Memorial Hospital. He attended a meeting that shows what the hospital has to offer. There will be a new trauma center, new private patient rooms and more. He would like to share this and other information about the hospital with the

membership. He would like informational items put on the website and in the Weekly Messages. Ed added that the hospital is doing a large expansion. Randy stated that the office will put the information out there for the membership. Foster asked what are they doing about new doctors. Sheldon answered that they are actively recruiting doctors. Ron Schmalzle is on the Wayne Memorial's Hospital Board of Directors. Ron explained that Wayne is still an independent hospital. They are aggressively recruiting doctors. It is challenging to get doctors. Wayne is offering sign-on bonuses and competitive salaries. One goal of Ron's is to build a diagnostic center in Pike County. Pike County is one of two counties in Pennsylvania that does not have a hospital. Discussion ensued.

Bruno asked how faraway Wayne Memorial is. Ron answered it is about 18 miles. The drive is about a half hour.

- b. Audit-Maria Porter-The Committee will be starting the inventory of the Masthope vehicles.
- c. Strategic Plan-Dan Clark reported that the Committee will meet immediately following the Board meeting. Vicki Graziano resigned from the Committee. During that meeting, the Committee will appoint a new chair and ask for Board approval at the next Board Meeting.
- d. ECC-Ron Tussel-see attached.
- e. Westcolang Lake Association- Dan Clark-Next meeting is October 21st.
- f. Documents-Gerhard Buhler-Explains that the Committee received feedback from Alan Young regarding the questions that the Committee had regarding Alan's draft of the proposed Covenants revision. These still need to be reviewed by the Committee. Dan further explained how the Committee reviewed Alan Young's rewrite of the Covenants and how the Committee came up with questions for Alan Young.
- g. Fire Prevention-Jim Fox-Everything is very green.
- h. Beautification-Leatrice Langer- She is grateful for Tom Thompson. He has exceeded the Committee's expectations. The Committee has some things in the works. Randy explained that he was speaking to Tom one morning and told him that he should remove this one big weed from the front of the market before the Beautification Committee sees it. Tom replied no, that the Committee likes how it looks there. Jim Fox added that his neighbor noticed the new sign near the trellis and said how nice it looks. Bruno added that he not only likes the new logo but also the color choice of the new signs.

Dan stated that there was an Aqua employee in the community to detect any leaks.

President's Report-Ed McClary-No report.

Manager's Report-Randy Schmalzle-see attached.

Old Business:

DMAP-Dan Clark-Today is the first day of archery season which is the chosen weapon for the DMAP program. See attached. Ed stated that the rules don't state if this is only open to property owners. Dan responded that it was discussed. Dependent on how many property owners apply, it may be offered to staff members that have expressed interest in the hunt. Bruno speaks out on behalf of the deer. He explains that due to the deer we have no

underbrush here which can be a fire hazard. Dan replied that one could argue that underbrush is needed by other wildlife. Ed stated that with only 50 permits, it won't make a dent in the deer population. Discussion ensued about vast number of deer in the community. Dan needs a motion to approve these rules. Dan has received interest from 5 property owners to join the Committee to run the DMAP Program. Dan needs someone to step in to take his place to head this program and committee. He will not be around nor have the time to run this once he starts his new job. Ed stated that he doesn't feel that this will happen right away. The Board needs to approve these rules, the committee members, and then the hunters will need to qualify. Dan explained that he knows who will be in the committee. Once its approved, we can send out flyers stating this is an available activity not amenity for property owners. Ed asked where the hunt would take place. Dan answered that they were looking at the shale pit or ski slope. The ski slope is a big travel path for the deer. Gerhard asked when the end of deer season is. Archery season ends in January.

No one was present with a proposal on the Trout Road property that was a topic in the last Board Meeting.

ATV Mailing-There was a meeting held. The committee drafted up a survey for the General Membership Mailing. Ed thought the 3rd option was open ended. He feels it should be reformatted to allow less than 4 ATVs and another option of allow more than 6 ATVS. Jerry Jacobs proposed very similar revisions. Dan agreed with the changes. Jerry also felt that name and lot # be removed. Randy explained that the name and lot # prevents multiple responses from one person. He further explained that this survey will be printed on different color paper. This will allow Bill Owens' office to pull the survey and hand it back to the office to compile the information. Anthony stated that the original draft had 4 options. Ed wants to see it with the 4 options. Peter agrees. Gerhard reminds the Board that a motion will need to be written to approve this survey.

Aqua rate increase-Dan explains that the Board electronically approved a motion to retain an attorney to appeal the water and sewer rate increase. They need to draft another motion to affirm the electronic motion.

Public Safety Vehicle-A motion will need to be drafted approving the purchase of a vehicle from the Ford Fleet Program. Eugene asked Randy if he ever looked into getting into a program with state police in purchasing a vehicle. He used Long Island police department as an example. Randy responded that that is the Ford Fleet Program he is working with. It is the guaranteed lowest price for those vehicles. Masthope needs to show proof of owning 11 or more vehicles and then you qualify for the Ford Fleet Program.

New Business:

Action Plan-Gerhard Buhler-see attached. He created a proposal for the Board to review. We have been discussing the need to get action on a lot of issues. Gerhard proposes to create three committees: ID Pass Policy, Amenities Policy and Ski/RFP. The plan also suggests a time line to accomplish the tasks at hand. He explains the timeline is not aggressive but substantial. The earlier these committees get started the better. The hope is to have something to vote on by next November 2019. Michele agrees 100% with Gerhard. There are many things that need to be addressed and there will be no quick fixes. We need more participation. Few people are doing many jobs. More help means less work. Dan states that he feels that volunteers will get involved with these items at hand. He feels that there should

be a limited number on each committee. Dan and Michele feel that the majority of the committee members should not be board members. Gerhard agreed. He feels that they may get more interested volunteers than they can handle in a working committee. They need to be careful that the members are capable of creating solutions. Michele feels that limiting the numbers per committee would fix that problem. Gerhard continued that the three items at hand will have significant financial impact on the community. The ski contract is the "elephant in the room". This needs to get addressed quickly. It is still assumed that ski is run out of the lodge. That was the lodge that burnt down. Ski funds part of the lodge. Coverage of insurance needs to be updated. We have an unusual way of funding operations in a boomerang way. We collect \$175 for ski to fund operations. There is also a profit sharing. This is highly complex and a non-transparent way of funding. A bridge contract would be a stepping stone. Hopefully the committee can create an RFP with a rational basis to structure the new ski contract. You can't discuss the actual ski contract unless you know who you are negotiating with. The structure can be fixed. The structure can say what we expect in terms of skill, expertise, equipment and financials. Bruno added that it is very important to create a fair contract for both sides. The membership will get to vote on the ski contract. It is important that the Board keep the membership informed and educated about the contract terms. This contract is one of the most important things that needs to be done for the community. Ed added that to do a bridge contract the membership needs to vote to void the current contract. Gerhard explains why the contract needs to be cancelled in an upcoming mailing. Dan added that the bridge contract should be in place now because the actual contract expires next year. A mailing should happen with the next GMM. Gerhard explained that the mailing has not yet gone out. Bruno suggested that at the very least this subject could be addressed at the November GMM. Ed explains then you couldn't do anything until the current contract expires. Foster stated that something could be drafted to go out with the upcoming mailing. We could ask the question and supply the rationale as to why the Board recommends cancelling the current ski contract. Anthony asks what is the rationale. Why can't we work with an open contract when it ends, while negotiating terms for a new contract. Why do we need a bridge contract? Ed explains that the current contract is outdated. Foster added that it is highly inequitable for the providers. We are trying to avoid a nuclear option, where we don't have a ski hill or a provider. There are very few small ski hills left in the United States. No one would accept this contract in an RFP as is. Anthony states that Masthope has had a good long relationship with management. Why can't management show good faith while we are working on contract negotiations? Why put the burden on us for a bridge contract now? Ed answered that Masthope is putting management in a fiscally challenging position. Management has been signing the agreements under protest. The Board has been kicking this can down the road. It is time to take this to the community. Bruno added that at least negotiations must start. Gerhard stated that he does not think you can do a new contract without first creating an RFP. It is going to take a lot of time to get the RFP in place. Dan clarified that the timeline Gerhard created is for the long-term contract not the bridge contract. The bridge contract is the one that would take effect immediately. Foster added that there is nothing written that states if they fail creating a long-term contract that another bridge contract cannot be put in place. Foster assured the members that they are not going to hurt the mountain but want to make the agreement more equitable for management. Ron Schmalzle added the contract is the same exact contract for the past twenty years. There is terminology in the contract that states on a certain date it would renew or be void. When that date occurred this past time, Ron alerted the Board in order to not have a break in operation, that needed to be put in place. At that same time, he alerted the Board that there needs to be a valid contract in place. Ron continued that if Masthope or management gave the contract to their attorneys, both sides would agree that there is no valid contract in place. The contract is invalid for many reasons. It speaks of things that aren't part of the operations and speaks of items that aren't defined. At that time of renewal, Ron

requested (in writing) to the President and the Executive Committee that they would like to begin discussions to make this a valid contract immediately upon signing. Each year following correspondence was sent to the Board President with the same request to negotiate a valid contract. The only formal communication used with the Board is through the Board President. He knows this is a complicated subject but after countless requests to begin negotiations, nothing has been done. They are at the point where management is funding the operation. The contract speaks to the past and not to the future. They are at the point that they are not interested in funding the operation anymore. There has been a long relationship between management and the Board and out of respect for that they will do whatever it takes to keep the ski operation going. He hopes that they earned the reputation with the Board that they would work out something. They have been asking for contract negotiations for ten years. It is a contract that used to work but hasn't worked for quite a while. He continued that he knows many think that the mountain is a gold mine but if that were the case they would not have three or four other jobs. He is happy to share the profitability of the ski area. When an RFP is in place, they will participate in that. He doesn't know who would bid on it. It will take a large capital investment. Management owns the snow cats, computer system, the rental equipment and more. A lot of these items were apart of what was Schedule A. Schedule A defined what the community owns and what management owns. Over the years, management owns most of Schedule A. The community owns the lifts, properties and the buildings. It will take a substantial capital investment to operate ski operations. They will not hold the community hostage and walk out on the community because they have had a good productive relationship however they cannot continue to supplement the operation as they have for the past four or five years. The contract is irrelevant and doesn't work. Ron went on to explain that any RFP bidder would be substantially higher. They would need to book big groups on peak days that would flood the mountain. Current management only books one group during peak time out of respect for their largest and best customer, property owners. Yes, they have pushed this along and more has been accomplished in the past four months than the last ten years. They are encouraged by the progress. They ask for the support from the Board to push this out there. If the membership decides to hold onto this contract, then Ron and Randy will have to decide if they are willing to supplement another year of operations. We are asking the Board to put this out to the membership to terminate the old contract and put a bridge contract in place for a year. If a new contract can be resolved in a year, they would bid on it, if it means two years they would give it two years. They would do what ever it takes to come to a cohesive and on-going operation that makes sense for the community and keep property values up. If the pass policy changes to make it legal towards guests and renters that would mean more people that aren't paying toward the ski operation. They would not be able to operate. That is a complicated and messy situation. They are just asking for some movement forward. Gerhard added that this is a messy situation that needs addressing. It can be avoided no longer. They will need to put the work in to try to resolve the matters at hand. He supports the bridge contract. He sees it as a stepping stone to the final solution. Randy stated that it's impossible to create an RFP without having the pass policy done. All this needs to be done as a whole. The RFP will be easier than the pass policy. The pass policy will generate property owners' interest. Gerhard agrees that you cannot publish the RFP without the completion of the pass policy. Randy added that the mechanical part of the RFP can be done. They can do the operational side, but the financial side can't be touched until they know what the pass policy is. Ed stated that there has been a lot of work done already. We have information that we are ready to give to the board and the community. We need to make an important decision about creating a bridge contract. The membership needs to vote to terminate the contract. Ed feels that the current contract needs to be terminated. We have been working on this and have a lot of data that they need to get out to the membership. Anthony asks what kind of data is Ed referring too. Ed answered a complete Schedule A that lists who owns what and costs involved

with operation. Foster added that from 1999 on the community pushed a lot of costs onto management, which is items on Schedule A. Gerhard stated that the original Schedule A was not there. They created a complete Schedule A. It was asked what is an RFP. It is a Request For Proposal. It is a standard process by which bids on contracts are solicited. Randy suggested creating a motion to cancel the contract on the approval of a bridge contract by the Board of Directors. Gerhard likes Randy's idea for the wording of the motion. He also stated that a motion should be made approving the formation of the three committees. Then it will be advertised in the Weekly, Shout out, 901 and Facebook. The committees are going to need leaders. He put suggestions for the leaderships on his timeline. Michele stated that she removed her name from the list. Anthony volunteered to lead the Amenities policy committee. Anthony said that he thinks it is paramount to get property owners involved in all aspects of the community. He explained how the rumor mill runs in the community. It is best to keep property owners involved and informed. Gerhard added that he feels that the leads from each committee should have regular meetings and updates with each other. They can stay informed about the others progress.

Dan Clark informed the membership of Vickie Graziano's resignation. The committee will pick a temporary chair at the meeting immediately following the Board Meeting. He asks Rose how many active members does the committee have. She responded five. Three more expressed interest and may attend the meeting this afternoon.

WLA will need a representative from the community. Gerhard will join the Association as Masthope's representative. It is a working Association. There are 3 positions on that association: president, treasurer and representative. Each position rotates every two years. Every vote must be unanimous. Michele asked if the member had to be a board member. The answer was no. John Grandy was a member at one time.

Dan resigned as Chairman. He will stay on the Board as a member. He will be too busy with his new job in Camphill. He explains that the Board met in an early Executive to discuss these two positions that he has held. The Board appoints Bruno deVinck as Chairman of the Board.

Property Owners Time:

Carlo Dianda 928RM-Thanks to the Board for the time that they volunteer. He would like the Board to consider taking questions from members during the meetings rather than just property owners' time. He is shocked by the \$40,000 price for the public safety vehicle. He feels that they should get a vehicle less expensive and that it is not necessary for it to be police grade. Foster explains that they purchase an SUV that holds EMT equipment and all the wiring for their equipment. Eugene answered it's a police package. Carlo asked do we really need a car that level. Is it required? Ed answered that they are first responders. They are your first line of defense. He asked if the retro fitted items fell under any specific state regulations. No, it doesn't however the Board feels that its necessary.

Carl Harrison 22FW-There was a lot of time discussing the ski contract. Randy does a great job running the community. If Recreation Management doesn't run ski would we lose them for managing the community? Ed answered no that is a separate contract. They are separately negotiated.

Herman Matfes 207FW-He will be attending the Strategic Planning Committee Meeting. He thanks the Board for their time that they volunteer. Can someone participate in multiple committees? The answer was yes. There has been a lot of time spent talking about the bridge contract today. He feels that if members saw the actual profitability figures that would be beneficial for all. People get concerned with the idea of more money coming out of their pockets. Ed answered that they are looking at sharing this information. Foster added that Ron has volunteered to share some of the figures which is like someone showing their personal tax return.

Mary Apuzzo 919CF-She will be a full-time resident of Masthope within the year. She wants to be a member on all three of the new committees. It is so true about how rumors grow in the community. The members need to be informed.

Richard Seidel 578MR-Does the ECC Officer work a lot of hours? Does he have enough hours to inspect? There are a lot of properties with over grown weeds, there is a non-compliant green house and other violations. Randy responded that it is a busy summer season with a lot of construction taking place. The ECC Officer manages boats during the summer months also. He works ECC about twenty hours a week. The ECC committee does inspections and patrols too. Rich stated that twenty hours a week is not enough time. Randy will speak to the officer to address Rich's concerns.

Leatrice Langer 458MR-Regarding the investments, are they FDIC insured? Gerhard answered yes that is what they are trying to get into. Lackawaxen Township had money to invest and they found a local bank with sufficient assets to protect the investments. Gerhard responded that they have reached out to local banks. He found a broker account that will break out into several CD's that will fall under FDIC. Our accountant brings the FDIC issue to our attention every year.

Alan Laurie 310FW-There has been a lot of talk about the ski contract. Did anyone think about hiring executives to operate the ski operation for Masthope. That way Masthope would reap the benefits. Bruno answered it would be impossible. Ski hires about 100 employees. We benefit from the structure that is in place. Randy answered that it was done twice. One time the mountain went bankrupt. Ron responded that yes, they could explore that option. Foster added that the dues would increase dramatically to fund the operation of ski. Masthope would have payroll increases and we would have to purchase computer equipment, software, rental equipment, snow cats, etc.

Carl Stygar 243MR-Pool looks great inside. Outside needs to be power washed. His son slipped on some type of slime near the slides. He sees Fawn Lake power washing. Randy answered that it was power washed twice this summer. The pool area needs a little cleaning up. Peter received a complaint about a tree that is too close to the slide in the playground area. He would like to see it removed. Randy is going to look into it.

Rose Perrotti 164RF-She rides around the community. She notices so many overgrown weeds in the culverts. She would like to see ECC kick it up a notch. She commented that the bathroom near the compactor was spotless. Do we need a 2/3 vote to void the contract? You need the majority vote. Allied Bank is a great bank. Ed explained that the rates individuals get are different than corporation rates.

John Grandy 6CM-Will the rules and regulations for the deer management DMAP program be available at the office? If the motion passes, yes, they will. He asked is there is something

else that can be done rather than blowing the leaves off the road into the culverts. Randy answered he will see what can be done.

Carlo Dianda 928RM-Regarding the Public Safety vehicle, just because we have money in the budget, does not necessarily mean that we need to spend it. For everything we spend, we should be looking for the most cost-effective ways. Randy responded that he is the cheapest person in the room. He shops around for the best deals and does not allow needless spending. Regarding Carlo's question earlier about the police grade vehicle being necessary- Randy feels that yes, it is and it is in the best interest for the community. He continued that it allows the officers to do their best job possible. Carlo compliments the Audit Committee. How do we know what they are finding? Randy answered that they report to the Board quarterly. He could communicate with the committee; they would be willing to share what they are doing and finding. They have developed some different cash handling procedures and reconciliations. Michele recommended looking back in the minutes. Maria will give updates sometimes on a monthly basis. Randy added that the project that they are working on now is a big project. They are going over Masthope's inventory on the Reserve Study.

John Schulken 533FW-Why is the Market losing money? He doesn't want to hear inventory. Randy stated biggest problem is staffing and inventory. John answered he knows that it can be slow or busy. He asked why can't you cross train people and send someone over to the market when it is busy. He is sure someone is always sitting. Randy answered that sometimes we will pull someone from the Summit to help but he does not have staff just sitting around waiting. Ed added that the market is doing a lot better than it was doing five years ago. Randy reminded everyone that it is a seasonal business. Jim Fox was approached by a property owner asking if they thought of ever leasing it out. Randy answered that we haven't explored that option. He doesn't feel that you would find anyone interested. Another problem is that not many companies deliver up here. There is one bread company that delivers here. There is no easy fix or it would have been fixed. Eugene stated that bread is always a problem. At two o'clock, he wanted to order 5 heros and they were out of rolls. So, he took his business elsewhere. Randy continued that yes, they could order more rolls but the problem is that business is so inconsistent that they could waste a lot of product. Inventory is hard. We order our bread the night before and it gets delivered overnight. Eugene explained in Long Island there is a company that sells frozen bread. Joe looked into it, but you have to order too much. Maybe we could split an order with another business. Bread discussion continued.

Mary Apuzzo 919CF-Can we find a substitute for bingo? Dan explained that the person needs to be apart of EMS.

Rich Seidel 578MR-He was involved in Emergency services for over 30 years. Purchasing the vehicle package is the best value. Eugene explained how public safety came to his aid when he fell off the roof. They got him all prepped before the ambulance showed up. Mary Apuzzo agreed 100% with Eugene. Public Safety does a great job and they deserve credit.

Rose Perrotti 164RF-The Strategic Planning Committee did some work with the pass policy. She would like to join that new committee. She asked if anything changed with the call-in policy for Board Meetings. Dan answered no it was only a discussion. They would rather have members call in than be absent. Rose stated that would require a Bylaw change. Dan agreed. Discussion ensued.

Bruno stated that we have a pretty consistent board. He compliments Michele for her dedication. She will drive from Long Island in the morning for a meeting and then turn around and drive right back.

Carlo Dianda 928RM-Regarding the ski contract RFP, has the board considered hiring a consultant? Ed answered that once the committees meet, they may decide that they want to work with a consultant. We do have that option. Gerhard added that there are many board members that have experience creating RFPs. Carlo questions their experience with creating a ski RFP. Ed explains that we have management to help with the RFP if needed. Carlo argued that is the current management company and is a conflict of interest. Ed explains that they can tell us what points that might be missing not plugging specifics. Management is not going to write the RFP.

MOTION 01:09:29:18

Whereas, a motion was made to retain legal representation to address rate increases initiated by Aqua.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the electronic motion passed on September 7, 2018.

**FIRST: MICHELE TORRE
SECOND: EUGENE PRINCIPE
MOTION PASSES: FOR 11, AGAINST 0**

MOTION 02:09:29:18

Whereas, our fleet of vehicles need to be rotated out due to wear and tear

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the expenditure not to exceed the amount of \$45,000 for the purchase of a new public safety vehicle through the Ford Fleet Program. Funding will be taken from the public safety replacement fund to be used as a deposit and remaining amount to be funded through a loan not to exceed 48 months.

**FIRST: FOSTER MCCOY
SECOND: DAN CLARK
MOTION PASSES: FOR 11, AGAINST 0**

MOTION 03:09:29:18

Whereas the deer population has had a negative impact on the ecosystem in Masthope Mountain Community

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the attached rules for bow hunting in Masthope Mountain Community

**FIRST: DAN CLARK
SECOND: ED MCCLARY
MOTION PASSES: FOR 10, AGAINST 1**

MOTION 04:09:29:18

Whereas there are a number of areas in our current policy that need to be clarified and revised

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the formation of 3 new committees to address policy issues: ID PASS POLICY, AMENITIES POLICY, AND SKI/RFP.

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

MOTION 05:09:29:18

Whereas the current chairman of the Board, Dan Clark needs to resign for personal reasons

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the appointment of Bruno deVinck to the position of Chairman of the Board effective 9/29/18 after the current meeting.

**FIRST: MICHELE TORRE
SECOND: JIM FOX
MOTION PASSES: FOR 11, AGAINST 0**

MOTION 06:09:29:18

Whereas the current WLA representative, Dan Clark needs to step down as representative to the Westcolang Lake Association

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the appointment of Gerhard Buhler as the Masthope Mountain Community Representative to the Westcolang Lake Association.

**FIRST: BRUNO DEVINCK
SECOND: RICH NEIDKOWSKI
MOTION PASSES: FOR 11, AGAINST 0**

MOTION 07:09:29:18

Whereas The Masthope Mountain Community Board of Directors has determined the current ski contract is insufficient to allow proper operations

Therefore be it resolved that the Masthope Mountain Community Board of Directors bring to the community a vote to authorize the Board of Directors to cancel the remainder of our current contract upon the approval of a Board negotiated bridge contract for one year.

FIRST: ED MCCLARY

SECOND: EUGENE PRINCIPE

MOTION PASSES: FOR 10, AGAINST 0, ABSTAINS 1

Meeting Adjourned 11:27am

Treasurer's Report for Period Ending August 31, 2018

Unaudited

Collections - YTD

	Aug 17	Jul 18	Aug 18
Total	2045	2040	2040
Billable	1747	1742	1742
Paid in Full	1435	1419	1433
Percent	82.1%	81.5%	82.3%
Outstanding - Lots	312	323	309
Outstanding - Dues		\$412,066	\$362,824
Total Bad Debt Lots	53	53	53

Unrestricted Income and Expense - YTD

	Aug 17 YTD	Jul 18 YTD	Aug 18 YTD
Revenues to date	\$2,361,422	\$2,307,615	\$2,423,782
Expenses to date	\$1,149,078	\$714,438	\$950,972
Net Surplus (deficit)	\$1,212,343	\$1,593,177	\$1,472,810
Margin (Net/Revenue)	51.3%	69.0%	60.8%

The Summit - YTD

Revenues to date	\$586,939	\$424,066	\$637,323
Expenses to date	\$563,039	\$443,030	\$597,385
Net Surplus (deficit)	\$23,900	(\$18,964)	\$39,937

The Market Place - YTD

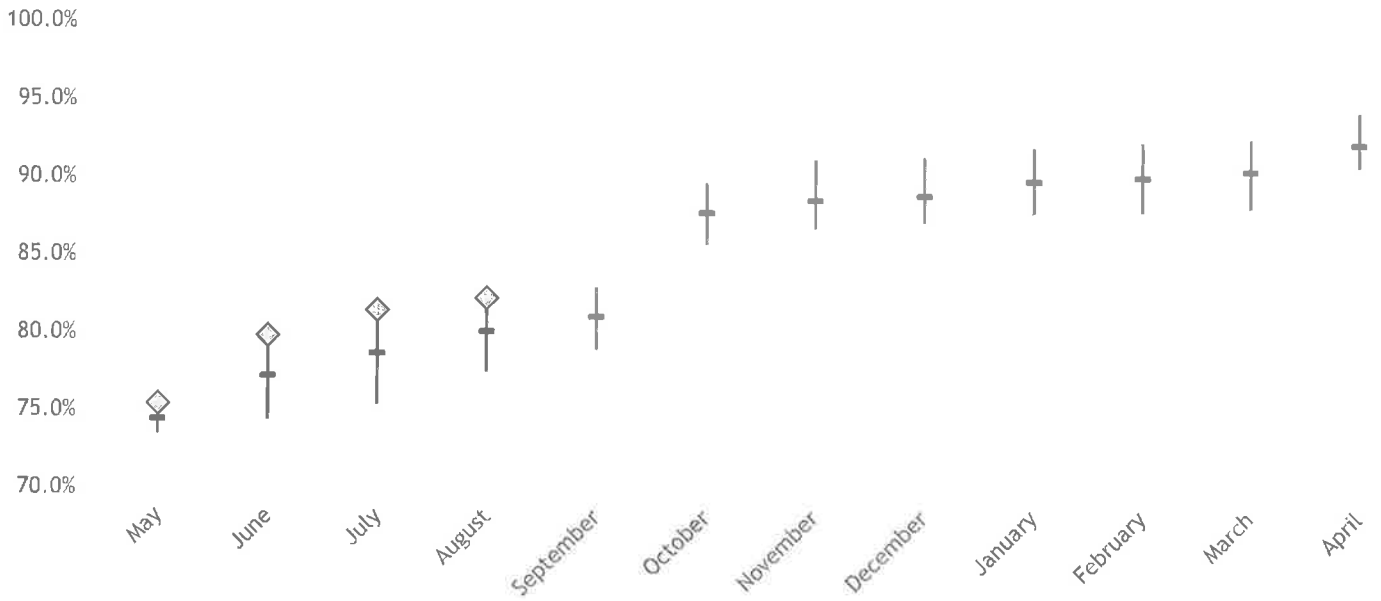
Revenues to date	\$199,372	\$136,956	\$192,058
Expenses to date	\$190,091	\$157,576	\$207,308
Net Surplus (deficit)	\$9,281	(\$20,620)	(\$15,250)

Summit/Market Net Surplus (Deficit)

\$33,181	(\$39,584)	\$24,688
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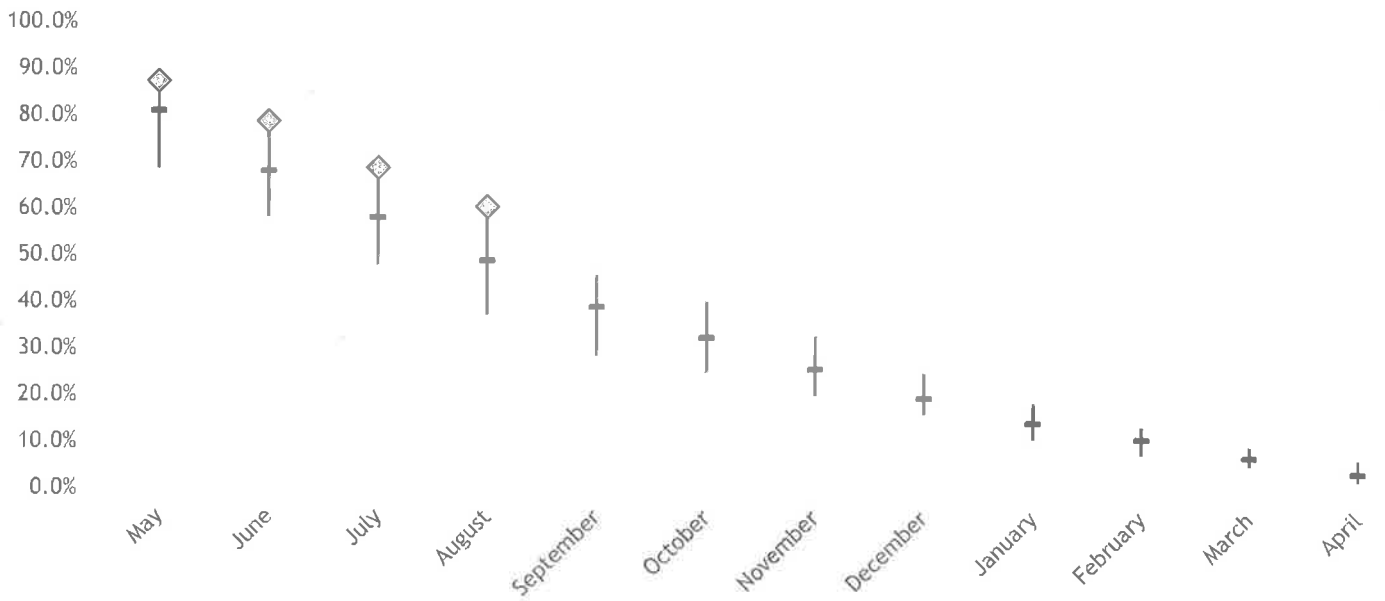
COLLECTION CHART - YTD

High Low Average Current



OPERATIONS CHART - YTD OPERATING MARGIN

High Low Average Current



	NEW H	ADDITION	DECK	GARAGE	SHED	SIDING	ROOF	TREE	BLAST	BURN	PAINT/STAIN	SIGN	DRIVEWAY	PROPANE	DUMPSTER
Jun-18															
	0	0	6	0	1	0	2	17	0	8	11	3	25	0	2
Jul-18															
	2	2	2	2	2	0	1	16	1	8	11	4	13	2	1
Aug-18															
	1	1	3	0	3	2	1	10	0	5	6	12	10	3	1
18-Sep															
	4	1	0	6	3	0	0	4	0	11	4	2	5	2	1

Masthope Mountain Community – Initiative Planning Outline

Several urgent issues have been identified and need resolution. These issues are interdependent:

1. ID Pass Policy
2. Amenities Policy
3. Ski Management Contract / RFP

Proposal: Structure work into individual work streams to align for necessary community votes by next November (meaning, November 2019).

Work Stream	Scope	Committee / Team
ID Pass policy	<ul style="list-style-type: none"> • Owner IDs vs. Renter IDs • Number of IDs per lot: Standard, total, purchase • Assignment of IDs to individuals, how often, per year, per lot • Legal persons vs. Natural persons • Color coding? RFID? Biometrics? • Time frame for introduction 	<ul style="list-style-type: none"> • Lead: Gerhard • 3-4 members
Amenities policy	<ul style="list-style-type: none"> • Free vs. PayPerUse, basic vs. premium • Access by owner / renter / employee / public 	<ul style="list-style-type: none"> • Lead: Michele or Foster • 3-4 members
Ski / RFP	<ul style="list-style-type: none"> • <u>Structure</u> of ski contract, bridge as starting point • RFP, to cover <ul style="list-style-type: none"> ○ Scope ○ Expected Usage ○ Expected Services ○ Expertise ○ Skills ○ Equipment ○ Financials ○ <Other> 	<ul style="list-style-type: none"> • Gerhard • Foster • Bruno • 2-3 members

Timeline:

Slack of about 6-8 weeks	October 2018	Committee formation, start of work
	January 2019	First draft of proposals (e.g., for bylaws, handbook)
	Jan – Mar 2019	Harmonizing proposals – remove inconsistencies
	<March 2019>	<Update in GMM meeting>
	March 2019	Drafts to DRC for review / approval
	May 2019	Drafts to BOD for review / approval
	June 2019	BOD approval
	August 2019	Send out to membership for approval
	November 2019	Membership decision

Managers' Report

September 29, 2018

Projects:

1. Top of Mtn – Work continues.
2. Drainage Repair – Survey is completed work will start in fall.
3. Road work – To be done this fall.

Public Safety

1. New vehicle to be ordered.
2. Please be aware of bus stop rules.

Maintenance

1. Plow trucks being prepared.
2. New truck purchased.
3. Lodge Flooring – Work to be completed this week.
4. Entrance signs have been stained.
5. Pool closed for the winter.
6. Docks and equipment will be removed this month.
7. Work that continues
 - A. Sign clean up and road trimming continues.
 - B. HVAC work continues in lodge, new heat exchanger to be installed.

Summit

1. Fall hours in effect.
2. Oktoberfest

Administration

1. Ski stickers now available in the POC office.
2. Lake easement answers from Alan Young.