

**Masthope Mountain Community
Board of Directors Meeting
March 23, 2019**

Transcriber: Kelli Myers
Beach House

8:36 AM Meeting called to order and Pledge of Allegiance said.

Roll Call: Present –Bruno DeVinck, Ed McClary, Peter Torchio, Rich Neidkowski, Eugene Principe, Gerhard Buhler and Anthony Falcone.

Absent: Foster McCoy and Michele Torre

Teleconference: Dan Clark and Jim Fox

Bruno asked for approval of the agenda. Gerhard would like to discuss reviewing the insurance for the community. Bruno explained that the dump truck motion needs to be memorialized. Dan wanted to add agendas and mailings to be added to New Business. Gerhard also wanted to add discussion of the repositioning of the Budget Committee. Randy has some items for Executive Session.

Agenda approved.

Bruno asked for the Approval of the Minutes from the February 23rd, 2019 Board of Directors Meeting.

The Minutes were approved unanimously.

Treasurer's Report- for period ending February 28th, 2019. Gerhard Buhler-see attached.

Eugene asked Randy about the Marketplace. Randy explained that they will be meeting in 2 weeks to discuss the final changes that will take place in the Marketplace. There will be some renovations and product changes to attempt to generate revenue. Gerhard added that they have received resolution from the Aqua case. Anthony asked what the final attorney fees were. Gerhard answered that they were in the neighborhood of \$45,000. Randy added that we will receive the final documents in approximately a week. Dan asked if the community needs to reign in their spending. Randy explained that he met with the department managers and everyone is aware what needs to be done to continue to operate in the black. Gerhard explains that the community experienced a couple of unexpected expenses such as the compactor. Randy explained that the largest unexpected expense was in legal fees. Legal fees were budgeted at \$10,000 but there have been \$80,000 worth of legal fees this year. Most of which is due to the Aqua case and then a portion going toward the revision of the Covenants and Bylaws. These expenses are a result of being good not of being bad. Anthony asked that in January and February, the Summit's number increased a quarter of a million dollars? That is correct. Randy stated that March's figures should be very sound as well. Anthony asked if the numbers are similar to last year's numbers. Randy answered yes; they

are. He continued that if there were a difference it would be weather dependent. Ron Schmalzle added that February was the largest month in the history of the mountain.

Treasurer's Report was approved unanimously.

Correspondence Report-Ed McClary explained that he received 2 pieces of correspondence that will be addressed in Executive Session.

Bruno called for Committee Reports

- a. Ski & ATV-Sheldon stated that he is still receiving calls for the ATV class. We are still skiing. Bruno asked if he will be running multiple classes. Sheldon answered yes, he will. The maximum number of students per class is 10-12 students.
- b. Audit-Maria Porter-The Committee just met with Lindsay from the Marketplace. The Committee will meet again in May.
- c. Strategic Plan-Rose Perrotti-There have been approximately 300 updated contact forms returned to the office. The Committee is working with the office to see how many requested wellness checks. We are going to repost the form and remind property owners to return their updated forms to the office. They would like the reminder to go out in the weekly messages, Monday Shout Out and Facebook. The Committee is meeting after this Board Meeting. They hope to finalize the survey questions. She will then share the proposed questions with Randy that pertain to the Market and Summit so he can give feedback and get feedback from Joe and Lindsay as well.
- d. ECC-Peter Torchio-See attached. There have been 25 new homes from June-March. Peter explained that there is a greenhouse handout given to the Board with ECC's recommendations for guidelines. Gerhard asked if this was brought in front of the Document Committee. Peter explained that it will be at their next meeting. Randy recommends that the Board should receive the whole package after the Document Committee reviews and revises the recommendations for the construction of greenhouses. Peter continued that there is a property owner who wants to build a garage and argues that it is not an accessory structure. We need to define what an accessory structure is. Randy added that he feels that their engineer needs to get involved. The property owner is playing with the rules. Unfortunately, the wording is not completely cut and dry. Randy explained that the proposed garage is not attached to the driveway, the height is not within the guidelines. Ed stated that it seems it is a giant shed with living space. They are within the impervious surface guidelines. Randy continued that he will meet with their engineer and the ECC Committee.
- e. Westcolang Lake Association- Gerhard Buhler-The next meeting is in April. It appears to be scheduled on Easter Sunday. He is waiting to hear back from Pat Gill regarding a date.
- f. Documents-Gerhard Buhler-The Committee brought the proposed draft of the Covenants to the Board. The Committee wanted to make sure that the Board understood the impact on the community regarding drainage and culverts. Randy has drafted up some estimated costs if Masthope were to maintain the ditches and culverts. There is some UPCA language that applies to ditches and culverts that would be added. Randy explained that the Board was given a handout outlining estimated costs. The beginning would entail doing a study on the culverts and ditches in the community. There would need to be an inventory

and assessment of the existing culverts and then letters would need to go out to property owners to get all the culverts compliant. Masthope has 27 miles of roadway and approximately 15 miles of ditches/culverts. Masthope owns approximately 50 of the culverts. They are the ones that drain water from one side of the road to the other. Approximately 950 culverts are privately owned. Culverts are currently the responsibility of the property owners. If Masthope were to maintain the culverts, they would have to meet Masthope standards. Then Masthope would be responsible for minor maintenance and repair as well as keeping the culverts and ditches clean. Randy explained a couple of options and costs involved. See attached. He continued that as the community becomes more built out, drainage becomes a greater issue. This is a major consideration for communities now. Many are budgeting a lot of money for drainage studies. Anthony stated that the Handbook says it is the property owner's responsibility. Why would the community take on the responsibility? Randy answered that maintenance of the culverts is difficult to enforce but we have. The costs could be a shared common expense. The information given is just a point of information. Discussion ensued.

- g. Fire Prevention-Jim Fox-Nothing new to report. He continued that he feels next month will be different. He has noticed that a lot of property owners have wood stacked on their deck. That is not a good idea.
- h. Beautification-Sheldon Langer-The Committee has a meeting tomorrow morning at 10am in the lodge.
- i. Ski RFI/RFP-Ed McClary-The Committee met last week. They will be asking for Ski for numbers on rentals, lessons, etc. Then the Committee can start backing figures into their discussion.
- j. Pass Policy Review-Gerhard Buhler-The Committee submitted the report last month to the Board. This will be discussed in new business.
- k. Amenities-Anthony Falcone-The Committee has given the Board a report to review for next meeting. The Committee would like to see something done with the shack at the beach. They would like to see it turned into an ice cream shack, similar to the ones you see at the shore. Gerhard added that it would be an extension of the food and beverage operation. Ron stated that they will have to get licensing. Randy added that staffing is always an issue. Ron and Randy said that they will look into the possibility of opening the shack as an ice cream stand.

President's Report-Ed McClary-Quiet on the mountain. Weather has been cooperative. The community will be getting ready for the spring/summer season.

Manager's Report-Randy Schmalzle-see attached.

Bruno recognizes Jim, Pete and Skip for volunteering at Irishfest.

Old Business:

Nothing to discuss.

New Business:

Review the Pass System-Gerhard Buhler-The Committee has been working together since late last year. They have done a comprehensive review of the pass policy as it applies to owners, guests, renters and legal entities. They worked closely with Randy and the office to make recommendations to improve our technology for tracking pass usage. It is not state of the art technology. Bruno asks if the Board has any questions on the report. Dan would like the definition of family unit to be revised. He acknowledges that there are a lot of gay people in the community. He continued that the family unit is described as parent, grand parent, children and grandchildren. Bruno thought that legal partner was listed. Dan stated that no it is not. Gerhard explains that the Committee used the language that is used in our current handbook. The Committee did add a note that they are not changing existing rules for membership eligibility of domestic partners or significant others as currently defined. Dan responded that the Rules and Regulations are missing information. Ed asked Dan if he is suggesting putting a better definition of family in our documents. Dan said yes. Bruno and Gerhard agreed that this is a reasonable request. Dan does not want to see the community in a legal quagmire. Dan then compliments the Committee on the document that they created. Anthony asked out of all recommendations being standalone-would the Board vote on each one alone? Can there be any negotiations? Gerhard answered that the Committee discussed how to present their ideas. He stated that yes, they can vote on an individual basis and discuss other options. Ed stated that you can bundle the definite shoe ins into one vote. Then vote on the controversial ones individually. Gerhard would like a motion to put the report in front of the community. See attached. Peter read from handout. Gerhard explains that the current policy is up to 12 owners passes, ability to purchase 4 more owner passes and 4 guest passes. The Committee suggests reducing the number of owners passes to 6, the ability to purchase 6 more and stay with 4 guest passes. Gerhard explains that the average number of passes per property is 6 owner passes. The number of scanned passes average 50% per property. Bruno added that since the Board received this report, there has been a lot of interaction between the Board members regarding this proposal. Anthony asks about the renters' passes. Gerhard explains that the proposal for renter passes has stayed the same. Gerhard explains that with the renter passes, the renters will have to purchase an amenity package if they want to use the amenities. Anthony feels that there is going to be a lot of push back from the membership. There was some confusion as to who would vote on the pass policy. It was clarified that the Board votes on the pass policy not the membership. Further discussion continued about the report changing. Gerhard said that yes, the report can change. The Committee and Board are asking for feedback from the membership. Bruno and Ed reiterated that the Board is voting today just on the format of the report to be published for the membership. Anthony added that the Committee's members were very diverse. There were some members who rent their property and others who never rented their property. Anthony asked about how far away are we from updating our technology. Gerhard answered that there are two committee members that have technological backgrounds that are researching available options. One got some preliminary quotes. The software that we are using now is primarily used in warehouses not for access management. The committee is recommending improving the software and scanners. This would offset the work in the office. The Committee estimates 3-5 months of getting quotes from vendors. Then we would make provisions with the next fiscal year to incorporate the new system. Randy explained how one Committee member has been active sending information on systems to him that would be compatible with the ski area. It is very viable for what the community needs. Tom Brown has been great with gathering this information. They are going to set up a meeting with one company to come out and analyze our community's needs. Dan reminded the Board that there is a timeline that needs to be adhere to. October starts the budget process for the 20/21 fiscal year. Where will it be funded? He does not think that there is enough time. Gerhard responded that the recommendation of the Committee is to change

the technology. They will proceed with due diligence. He agrees that the timeline will have to be watched. Dan reminds Gerhard that the money is not available until May 1st, 2020. Randy explained that they could get the money after the March meeting depending on the votes. It could be a special assessment. Dan agreed. Wording for the motion would be put carefully in place. Randy explained that a new system will have a roll out period. All new passes would need to be created. Discussion ensued.

Capital Reserve Plan-Gerhard explained that there were revisions done to coincide with the Bylaws. Revision 2.0 went out to the Board in the last meeting.

Insurance Review-Gerhard suggested that they do an insurance review to ensure that we have the proper amount of coverage in place. Randy asked if the Board would like the agent to sit with Board. Gerhard and Ed answered yes. Randy explained that they do meet with the agent a couple times a year. Anthony agrees that he would like him to come in to address the Board. The agent is reaching out to other companies for price comparisons. Anthony asked if the community and ski have the same insurance company. Ron and Randy answered no and further explained that there was no company that would insure both that would meet all of the entities' needs.

Renaming the Budget Committee-Gerhard explains the Bylaws states that we have a Budget Committee. He would like to rename it to the Financial Committee. The Committee could assist the Board with financial issues that arise throughout the year. Gerhard would like to get this proposal in front of the Document Review Committee to get it ready for Board approval to be included for the November GMM. Bruno stated that he feels that is a good suggestion.

Mailings and agendas-Dan explains he will not be rerunning for the Board. His concern is with GMM mailings and agendas. He stated that there was an item that should have been covered in the agenda and in the mailing. It was the July election. There was no discussion about open positions and deadlines for petitions and bios. How will the membership get this information? There should be a process to see as to what was done last year. He is concerned about the future and lack of guidance. Ed stated that we have the newsletter coming out soon and it is mentioned in his letter. Bruno thanks him for bringing this to the Board's attention. Ed stated that we could still get this information out to the membership. Bruno thanks Dan for his years of service.

Ed reads the motion that need to be memorialized.

MOTION 01:03:23:19

Whereas there was an electronic motion to purchase a replacement dump truck

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the electronically voted upon motion. See attached

FIRST: ED MCCLARY

SECOND: GERHARD BUHLER

MOTION PASSES: FOR 9, AGAINST 0

Anthony asks why this needs to be done in a meeting. Randy and Ed answered that it needs to be a part of the minutes.

Ed went over the interim ski contract for the 19/20 ski season. They want to avoid a boomerang funding lease. They want a straight lease agreement. Ski would pay Masthope Mountain \$50,000 for the season. This gives them a \$25,000 break from the previous year to aid in their insurance costs. This is not an ideal agreement, but it is workable. Ron would like to see a long-term contract in place. Ed feels that this bridge agreement will also be put in place for the following year. We would give Recreation Management the right of first refusal on the long-term contract since they have been the vendor in place for many years. Ed continued that everything in this contract has been budgeted for. He further explained that Masthope has a 20-million-dollar umbrella insurance policy. Anthony asked that in the budget there is \$122,000 in ski operating expenses. Gerhard explains that there were items that ski should not have been paying for but were for several years. It was further clarified that those expenses would be in place whether there was ski or not. Ed can give the Board figures of the lodge expenses from last year and this year. Ed does not think that the committee could have an RFP ready by 20/21. The Committee is still gathering data and the pass policy must be approved before an RFP can be completed. They will be the last committee to finish everything. Ron Schmalzle thanks Ed for working so hard. There have been a lot of back and forth. He continued that not having a contract for the next season puts Recreation Management in a bad situation. They would like to see a long-term contract in place as soon as possible. Ed added that he was hoping that this would have been completed however certain personal issues happened which delayed his progress. Ed stated that he has a good crew and lawyers in place. The Committee will be consulting an outside contractor to expedite the process of creating an RFP. Eugene asked Ron if there are other companies out there that operate like Recreation Management. Ron responded that yes, he is sure that there are but would not operate under this deal. Ron explained that their liability insurance is in excess of \$100,000 a year. He was asking Masthope to help absorb some of that cost because the rate is based on your number of skier days. The majority of the skiers are non-paying skiers. When putting this RFP out to bid, the biggest number of skiers are non-payers, that is going to be a hard thing for a contractor to look at. There maybe companies out there that would do this, but it is a hard business. Ed explains that Recreation Management would be very hard to replace when they decide that they don't want to do this anymore. The philosophy will have to change. Ron explained that there are 2 possibilities that could occur: it's either them or Masthope runs ski themselves. Masthope would have to hire a competent general manager. Gerhard needs time to read Anthony's report. He asks if Anthony's Committee addressed fees for ski. Anthony explained that they discussed this however they do not believe in a tiered community. This is an amenity driven community. There are certain things that are expected by paying your HOA fees. This is a community that is all in. With ski being included, it has kept our property values high. Ed added that the problem is the assessment that we charge, currently is not enough to cover the loan payment. The money owners are assessed is to ensure the mountain can operate. It is not to make sure that you can ski. They could bring in more of the general public to supplement income but that would inconvenience the property owners. We may have to take this to the membership to decide. He worries that the response may be an upset just like the ATV response. It is getting hard to figure out the dollars in compared to the dollars out. It is going to be a tough vote, not everyone will be happy. Gerhard contributed that most communities that had ski areas ended up closing them because of this same discussion. Anthony stated that they are comfortable with the current bridge contract. They didn't walk away. How far off are we from getting a contract? Ed added that one day Masthope will have to replace them. They would like to retire someday. They may not have someone to step into their shoes. Discussion continued. Ed would like permission from

the Board to post this bridge agreement. Anthony feels that there should be a point of contact for someone to answer questions and it shouldn't be Recreation Management. He doesn't want to see the same issue happen on Facebook like in the past. Ed feels that Facebook needs to be ignored. It is just lighting and relighting a fire. He recommends coming to the meetings to ask questions. Anthony stated that if this is how Ed would like to handle this; he agrees. Randy explained that this is a Board contract. The membership does not negotiate for this agreement. There has to be a point that the Board takes a stance that this is their job and they were elected by the membership to do this job. Eugene explains that this bridge agreement is not much different from the bridge contract currently in place. Ron added that he would sign this contract for the next 3-5 years right now. He continued that they had a fantastic President's Week. Ron was a proponent for putting out an RFP. Any contract longer than one year is a membership vote. Recreation Management would be willing to sign one more bridge contract but would not be willing to continue to do one-year contracts. It makes it difficult to operate a business that way. The Board agreed to make a motion to approve the bridge contract for 19/20. Eugene reminds everyone that at one meeting a large group did not want an RFP to go out to other vendors.

Property Owners' Time:

Sheldon Langer 458MR-There was a pass analysis done 5-6 years ago. The average was 6.2 passes per property. He supports Recreation Management on the insurance discussion. He explained how the fire departments and EMS consolidated with one another to get a better rate for their specialized insurance.

Joe Vaiatica 310FW-Regarding culvert pipes, it doesn't take long to clean it. Let the property owners maintain their culverts. It's a waste of money to pay someone else to do it. He does not want to subsidize ski. Bruno answered that he makes some good points. Joe continued that the rental units don't care about the community. They just want to make money. He suggests that we keep the pool open when school goes back for a little while. That way full timers could enjoy it without it being over crowded. Randy answered that we do, and no one comes to the pool.

Ed reads the proposed motions.

Mike Seyfried 157MR-He states that ski alleges that it improves property value. \$175 is ok to pay but would like that amenity to be paid by the users. He does not want to further subsidize owners to ski. He wants to see a meeting take place. He feels that properties should get 4 passes and then the rest pay a user fee.

Carlo Dianda 928RM-Skiers are accustomed to waiting in lines at lifts. We have a luxury here at ski. He would like to see the mountain more utilized by the public. Eugene agrees. Ron wants that too. There are about 12 days out of the season that they are at capacity. They do restrict groups to be courteous to the property owners. Eugene asked why they didn't reschedule the youth group. Randy explained that they are here on a retreat and ski is just an activity during their weekend.

Mike Seyfried 157MR-We have rules for all kinds of things. People are on ice. They put others at risk. Why can't we have rules in place for going out on unsafe ice. Randy explains it is not a private lake. Mike asked why we can't put rules in place for our access area.

John Grandy 6CM-Can't we have a spot in the Weekly Messages when there are committee meetings that states what the meetings will be about? Randy stated that yes, we can do that. The culverts are not necessarily the problem but more so the ditches. The leaves get built up in the ditches. If one branch gets stuck in a culver, it could cause it to get jammed.

Maria Porter 1246FW-She addresses Gerhard regarding the pass policy report. She asks, the number of renters passes will stay the same, but owners will decrease? Gerhard answered yes, but it is proposed that the renters will pay for an amenities package. She then asks if the renters need to be related. Gerhard answered, no they do not. She asks about the grandfathering in place. Gerhard stated that the committee recommends ending grandfathering. She continued that this does not seem fair. Discussion continued about grandfathering and purchasing of additional owner passes.

Joe Vaiatica 310FW-How does a property owner get 40 passes? Doesn't anyone die? It seems out of the ordinary. Gerhard answered that they want to add that if a pass isn't scanned after so long it becomes inactive. Covenants state that we have one class of ownership. By creating grandfathering, you create a class system.

Maria Porter 1246FW-A few years ago, it was told that there were only 8 grandfathered properties. Why is there more now. Randy explained that there is a different grandfathering. That had to do with lot delineation. Reduced dues for owning an adjacent lot without combining.

Carlo Dianda 928RM-Regarding food and beverage departments, we spend a million running the operations and we breakeven. Ron stated no its at \$100,000 in the black. Carlo continued that he doesn't feel that they are doing a great job running these departments. He feels that Masthope should rent out the restaurant rather than operating it ourselves. Ed stated that there are 2 seasons that are busy. No one would want to operate under those conditions. Ron added that in almost every community with a restaurant, the community must subsidize its restaurant for it to stay open. Masthope does not have to subsidize the Summit. Ron would compare spreadsheets with any local restaurants. To turn a profit of this amount in this area, is doing a good job. We could look into leasing the restaurant if the Board so chooses. Bruno stated that he feels that the food and beverage departments are an amenity to the community. He thinks it is a great operation and thinks it is remarkable that the Summit can turn a profit. Ed added that the Summit is night and day from 7 years ago. He continued that the community was losing money. Ron stated that the Summit was a \$60-80,000 line item in the budget. A lot of communities will lease it out their restaurant because they get sick of losing money. Randy answers that once you lease it out you lose control over it. Ron added that the community owns the liquor license. It is a difficult process to transfer it to another entity. Gerhard added that you would almost have to find someone to run the restaurant and the marketplace together.

Joe Vaiatica 310FW-He ran 4 restaurants. If he lost money, he would have been fired. Why do we keep the market open? Bruno answered that it is an amenity. Joe answered that he hasn't bought anything in there for years. Randy answered that you need to look at all the amenities, for example the stables. Randy continued that they are trying something different in the market every year. It is an amenity. They are trying to make the stables more self-

sustaining. Joe asks where are the market losing the most money? Randy answered payroll and inventory. We look at inventory on a monthly basis. The market is unpredictable. Ron and Randy spoke with the owners of Woodloch Market, to see how they could make the market profitable. The Keisendahls explained that they are losing money at their market too. Randy explained that Dollar General is opening on route 6. That will affect our market too.

John Grandy 6CM-Four to five years ago there were many homes being built and the contractors would purchase lunches from the Marketplace. Then we didn't have the Woodloch Market. Eugene stated that he sees the contractors going over to Woodloch. John explained that his driveway flooded on Tuesday. He had to clean out the culverts. He went to the next property and cleaned that one too. He called Aqua and Maintenance. He didn't get a response from maintenance. Aqua arrived at 5pm. John was able to create a dam to hold the water with his ATV.

Rose Perrotti 164RF-The water runoff is getting worse and worse. The ditches should get dugout more. She has asked this for years. The contractors should dig the trench for the culverts. Randy explained that they do require the contractors to put in a proper size pipe. She does not feel that they are doing a good job. Randy stated that they can reevaluate it.

Mike Seyfried 157MR-His culvert was adequate at the time it was installed. The different depths do not make sense.

John Grandy 6CM-During the recent fire, there was a fire hydrant just 5 houses away. They came up with tanker trucks. Do they not know where the hydrants are? Randy answered that the departments know where the hydrants are, but they decide what water supply to use.

MOTION 02:03:23:19

Whereas the existing Capital Reserve Policy of the Board of Directors needed to be revised to be in alignment with the new Bylaws approved by property owners in the GMM on November 10, 2018.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approve the Capital Reserve Policy, Revision 2.0.

FIRST: GERHARD BUHLER

SECOND: ED MCCLARY

MOTION PASSES: FOR 9, AGAINST 0

MOTION 03:03:23:19

Whereas the Board, in its meeting on October 27, 2018, has created a committee to address our current ID Pass Policy, and

Whereas this ID Pass Policy Committee has issued a report with their recommendations to the Board on February 23, 2019

Therefore be it resolved that the Masthope Mountain Community Board of Directors approve to make the Committee report available to the Masthope membership and

prepare for a townhall meeting no later than April 30th to allow for questions from the community

FIRST: GERHARD BUHLER

SECOND: ED MCCLARY

MOTION PASSES: FOR 9, AGAINST 0

MOTION 04:03:23:19

Whereas there is a need to approve a 1 year agreement for the 2019-2020 ski season between RMC and MMC

Therefore be it resolved that the Masthope Mountain Community Board of Directors approve the attached lease agreement and Schedule A which has been negotiated and accepted by both RMC and our appointed negotiation team.

FIRST: PETER TORCHIO

SECOND: ED MCCLARY

MOTION PASSES: FOR 9, AGAINST 0

Public Meeting Adjourned 11:44am.

Executive Session began 11:54am.

Executive Session ended 12:00pm.

Meeting Adjourned 12:01pm.

greenhouse

noun

green·house | \ 'grēn-, haüs \

Definition of *greenhouse*

(Entry 1 of 2)

1: a structure enclosed (as by glass) and used for the cultivation or protection of tender plants

2: a clear plastic shell (such as a canopy) covering a section of an airplane/so : a compartment (as for a bombardier) enclosed by such a shell

structure

noun

struc·ture | \ 'strək-chər \

Definition of *structure*

(Entry 1 of 2)

1: the action of building : CONSTRUCTION

2a: something (such as a building) that is constructed

b: something arranged in a definite pattern of organization a rigid totalitarian *structure*— J. L. Hess leaves and other plant *structures*

3: manner of construction : MAKEUP Gothic in *structure*

4a: the arrangement of particles or parts in a substance or body soil *structure* molecular *structure*

b: organization of parts as dominated by the general character of the whole economic *structure* personality *structure*

c: coherent form or organization tried to give some *structure* to the children's lives

5: the aggregate of elements of an entity in their relationships to each other the *structure* of a language



Description



This aluminum greenhouse lets you grow vegetables, plants and flowers out of season. Utilizing a double-extruded aluminum frame, this greenhouse also features two sliding doors for easy access, UV-coated polycarbonate panels and four vents to ensure proper conditions.

- Two sliding doors for optimum accessibility
- Metal foundation base for extra stability
- Durable, all-weather aluminum frame

- UV-coated polycarbonate panels for sunlight diffusion
- Four roof vents for climate control and air circulation
- An additional lift-gate charge may apply.

Specifications

Name 10 ft. x 12 ft. Greenhouse with 4 Vents

SKU 93358

Brand One Stop Gardens®

Finish Anodized

Material Polycarbonate, aluminum

Number of Doors 2

Product Height 10 ft. 3 in.

Product Length 12 ft.

Product Width 10 ft.

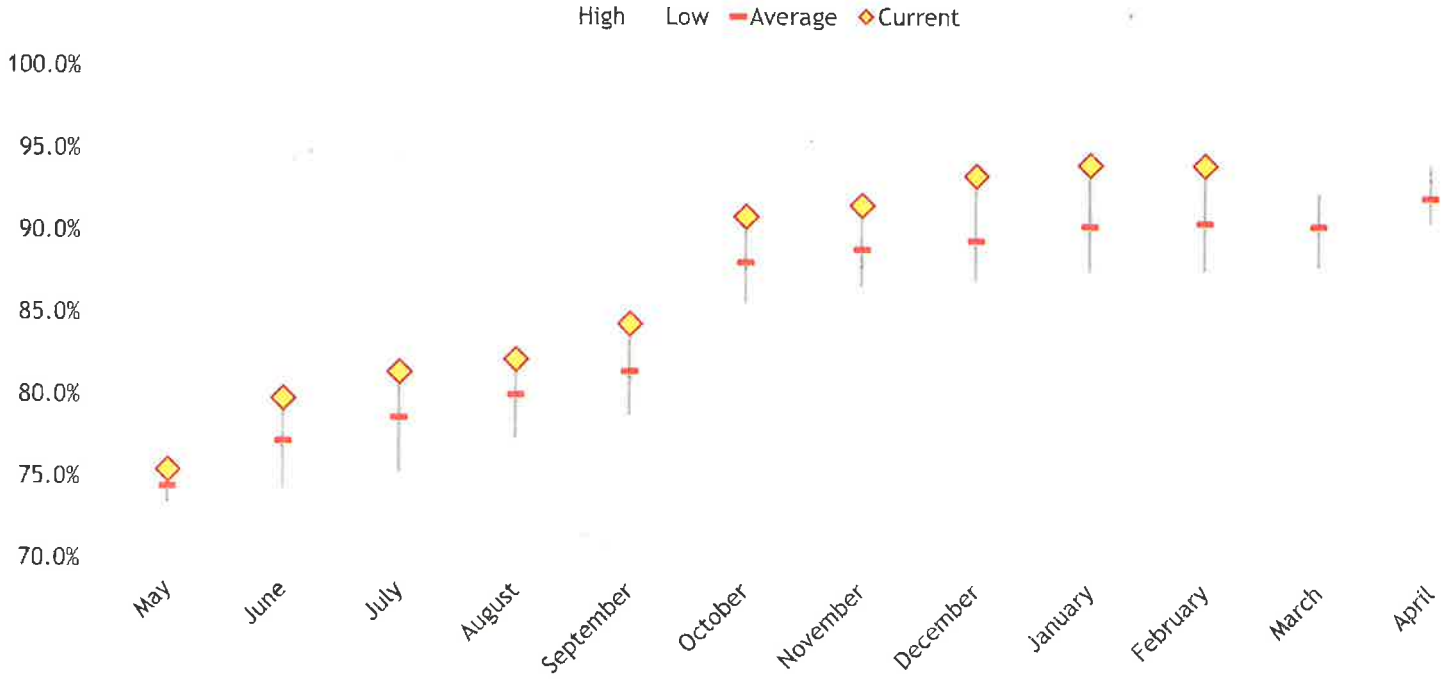
Shipping Weight 221.63 lbs.

Size(s) 10 ft. x 12 ft.

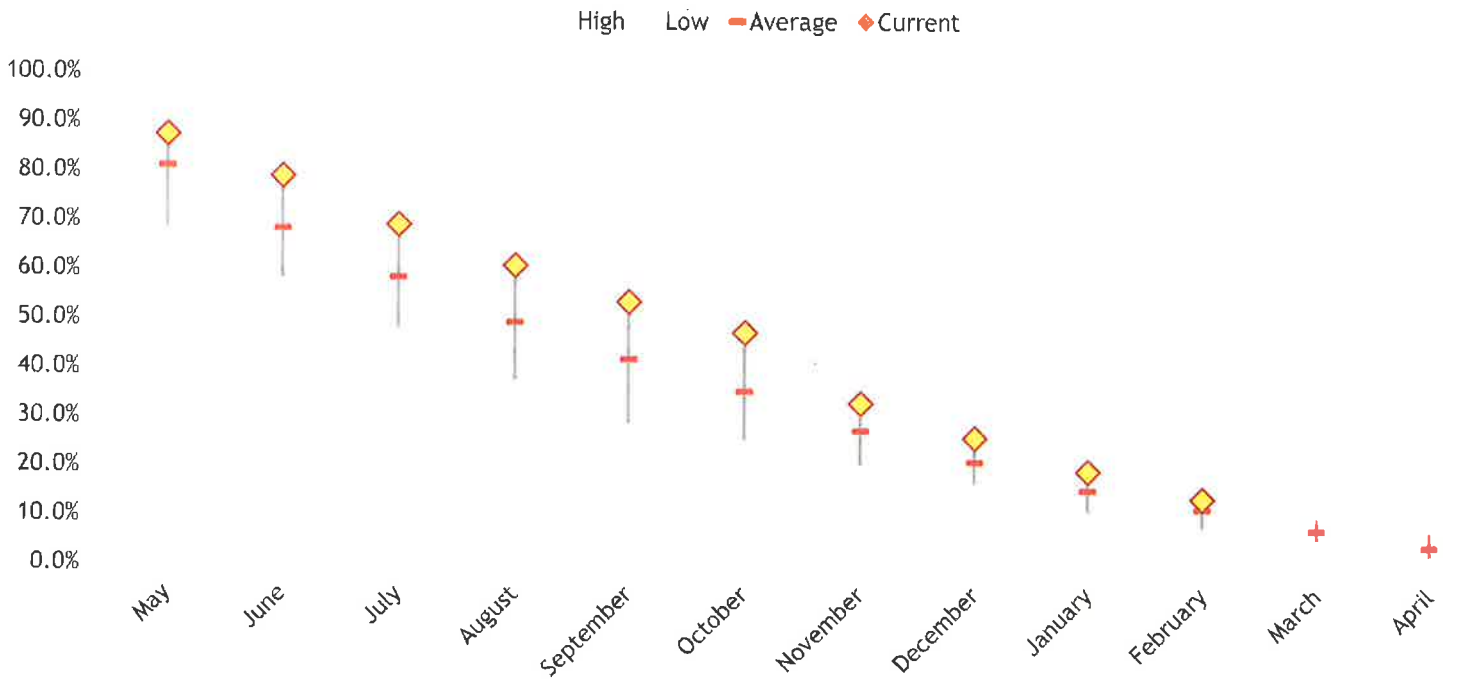
Accessories Included Hardware, wrench

CA Residents [Warning - Prop 65 Info](#)

COLLECTION CHART - YTD



OPERATIONS CHART - YTD OPERATING MARGIN



Treasurer's Report for Period Ending February 28, 2019

Unaudited

Collections - YTD

	Feb 18	Jan 19	Feb 19
Total	2045	2039	2039
Billable	1745	1719	1719
Paid in Full	1611	1619	1619
Percent	92.3%	94.2%	94.2%
Outstanding - Lots	134	100	100
Outstanding - Dues		\$189,900	\$179,900
Total Bad Debt Lots	53	31	31

Unrestricted Income and Expense - YTD

	Feb 18 YTD	Jan 19 YTD	Feb 19 YTD
Revenues to date	\$2,584,037	\$2,652,231	\$2,679,829
Expenses to date	\$2,276,308	\$2,147,001	\$2,317,377
Net Surplus (deficit)	\$307,728	\$505,229	\$362,452
Margin (Net/Revenue)	11.9%	19.0%	13.5%

The Summit - YTD

Revenues to date	\$1,397,309	\$1,246,161	\$1,500,157
Expenses to date	\$1,279,792	\$1,196,587	\$1,359,790
Net Surplus (deficit)	\$117,517	\$49,574	\$140,367
Inventory		\$55,565	\$54,705

The Market Place - YTD

Revenues to date	\$421,688	\$369,250	\$412,620
Expenses to date	\$451,892	\$418,838	\$463,171
Net Surplus (deficit)	(\$30,204)	(\$49,588)	(\$50,551)
Inventory		\$33,389	\$34,559

Summit/Market Net Surplus (Deficit)

	\$87,313	(\$15)	\$89,816
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Managers' Report

March 22, 2019

Projects:

1. Top of Mtn – Work continues.
2. Drainage Repair – Scheduling meeting with contractor
3. Road work – Meeting with road shoulder contractor

Public Safety

1. Seasonal planning underway for summer months.
2. Equipping vehicles with cameras.
3. One house fire, with complete loss.

Maintenance

1. Spring cleanup underway.
2. Preparation of summer equipment underway.
3. New truck is on site.
4. New employee starts this week.
5. Lodge floor cleaner has been delivered.
6. Surplus equipment will be auctioned thru eBay in May.
Advance notice will be given to community members.
Equipment will be gathered for viewing in lower staff parking lot behind lodge.

Summit

1. Irish Fest a big success. Thanks to the volunteers and mother nature for good weather.
2. Summer menus being developed for all locations.
3. Preparing for quiet season.

Administration

1. Dues are coming in.
2. Payment plans should must be arraigned with the office.
3. Reminder to register your toys.
4. Advertisements for seasonal staff are being prepared.
5. Road bids are being prepared and will be advertised in early April.