

**Masthope Mountain Community  
Board of Directors Meeting  
April 27<sup>th</sup>, 2019**

Transcriber: Kelli Myers  
Beach House

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

Roll Call: Present –Bruno De Vinck, Ed McClary, Foster McCoy, Peter Torchio, Jim Fox, Eugene Principe, Gerhard Buhler and Dan Clark.

Absent: Anthony Falcone, Rich Neidkowski and Michele Torre

Bruno asked for the approval of the agenda. Gerhard would like to discuss electronic banking in New Business. Dan would like to add appointing of accountant/auditor on July ballot. The Board is to recommend the accountant/auditor to the membership. The membership is to vote on it at the July meeting. That was an issue last July. It should be put in with the July mailing. Gerhard asked when does the mailing need to go out. Kelli answered the beginning of June. Jim would like to discuss taking pictures at Community events and privacy issues in New Business.  
Agenda approved.

Bruno asked for the Approval of the Minutes from the March 23rd, 2019 Board of Directors Meeting.  
The Minutes were approved unanimously.

Treasurer's Report- for period ending March 31st, 2019. Gerhard Buhler-see attached. Gerhard reviews the year's unexpected challenges. There were extra fees on utilities, waste removal costs, the Aqua tariff case which ran \$45,000. They initially thought that they may have to do a special assessment. They will not have to impose a special assessment to the membership. The community has received more money for prior year's dues, thanks to a higher payment rate by the members and due to management and the office staff working on collections. Gerhard thanks management and the staff for watching expenses and payments. Jim thanks Gerhard for all the hard work that he does for the community. Eugene stated that he will leave the marketplace situation alone since there are plans in motion. Foster adds that the market is a convenience. Eugene stated that the market was never losing this much money in the past. Bruno asks for the approval of the treasurer's report.  
The treasurer's report passes unanimously.

Correspondence Report-Ed McClary explained that he received a letter from Jerry Ferraiuolo regarding the protection of trees while there is new construction taking place. Ed refers that

issue to ECC to figure out how to address this issue. Mike Seyfried's letter would like a user-based fee for ski imposed. He suggests maintaining the Ski assessment part of the dues but in addition charging a user-base fee. His letter will be posted with the minutes from this meeting. A few property owners have asked for multiple payment plans when they own multiple properties. The Board will need to discuss this issue further. Ed explains that Masthope will be auctioning off some equipment. It will be posted in the office. Membership will be able to bid on the items. Rich Seidel asked if it was the correct vehicle being auctioned off. Ed looked into this inquiry and yes, it is the correct vehicle. Other correspondence will need to be addressed in executive session.

#### Bruno called for Committee Reports

- a. Ski & ATV-Sheldon stated that last week he could still see some snow on the mountain. He continues to receive calls for the ATV course. The ATV training area needs work. The ATV's riding on there are ripping it up. He is offering to hold a class to train instructors. He would like to hold a class here at Masthope for instructors.
- b. Audit-Maria Porter-The Committee just met with Lindsay from the Marketplace. The Committee will meet again in May regarding the market.
- c. Strategic Plan-Rose Perrotti-The Survey Monkey program has been loaded and the questions will be loaded soon. Originally, they were going to send out one question at a time. Now they are going to send out 4 topics at a time: minigolf, marketplace, restaurant and ice-skating rink.
- d. ECC-Peter Torchio-See attached. Bruno asked if the 37 permits that were issued were for the year. Peter answered no that was just for the month of March.
- e. Westcolang Lake Association- Gerhard Buhler-The next meeting is May 5<sup>th</sup>.
- f. Documents-Gerhard Buhler-The Committee brought the proposed draft of the Covenants to the Board. The Committee has started a comparison of the old vs. new covenants which had been requested by Ed. The Board has received a copy of the comparisons today. There are several changes. Many items were removed from the covenants and suggested to go into the more junior documents.
- g. Fire Prevention-Jim Fox-Not much to report.
- h. Beautification-Leatrice Langer-She compliments Tom and all the hard work he does for the committee. Hunts will be creating a sign for the marketplace. They asked for Hunt's to come up with concepts for signs for the four corners. The committee is also looking into using fake flowers and shrubs throughout the community where it is difficult to grow and maintain real plants. The committee hopes to have samples of signage for the next board meeting. Robin Hoose asked the committee if Masthope could do anything with the Russ Kline Signage on 590 and Beisel Road that is in poor condition. It is implied that it could be a sign belonging to Masthope. It is very dilapidated. Eugene stated that we should bring it to Russ Kline's attention. Ed stated that Randy can deal with this.
- i. Ski RFI/RFP-Ed McClary-The Committee met two weeks ago. Ron Schmalzle gave them some ski lift records. They will be getting SOP's for maintaining the mountain. Jerry Jacobs is getting information and will be contacting the Pennsylvania Ski Association.
- j. Pass Policy Review-Gerhard Buhler-The Committee will be hosting a townhall tomorrow regarding the committee's recommendations at 10am in the property owners lounge.

k. Amenities-Anthony Falcone- Nothing to report.

President's Report-Ed McClary-There was a lot correspondence. We are getting ready for the summer. There will be a lot addressed in New Business.

Manager's Report-Ron Schmalzle-He started with good news-Masthope Plank Road is going to be repaired this year. The road is going to be milled down and then built back up. He thanks the membership for all the letters that were sent to the state. See attached for the report.

Peter asked when lifeguard training is taking place. Ron answered that the camp class is second week in June. Fawn Lake's is in May. We have some of our guards going there for training. Peter continued that the door at the compactor is broken and there is a bear issue. Can the door be fixed? Yes, we will look into it. Peter asked about commercial cleaners dumping in the compactor. Ron stated that they should not use the compactor. Jim added that there is a three-bag limit of trash per day unless they pay in the office. Bruno commented that the Summit has the best bread. He added that staffing is difficult especially for lifeguards. We focus on staffing the pool first then the lake.

#### **Old Business:**

Peter addresses the green house structure. Ron Tussel and Peter went to the Document Committee with their definition and description of a greenhouse and recommended guidelines. The committee will draft up wording for the Board's approval.

#### **New Business:**

Bruno recognizes Bill and Lil Deger and how they started the potluck dinners many years ago. They will no longer run the potluck dinners but will continue to participate. John and Judy Grandy agreed to take over running these events. Bruno explains that they take place every second Tuesday of the month. Bruno says that they are terrific events with delicious food.

Ed reviews the board SOP and addresses how it does not align with the higher-level documents. He is asking the Document Committee to review and give recommendations to correct the discrepancies.

Ed reports on the HVAC inspections. The restaurant cooling system needs repair. The heating end was just repaired. It is recommended that they repair the cooling system rather than replace it. To replace it would run approximately \$35,000. Repair would run approximately \$9,500. Foster asked by how much the repair will extend the life expectancy of the equipment. Ed answered 7-10 years. The kitchen system needs repair or replacement also. It is recommended to repair it at the cost of \$4,000 rather than replacement of \$30,000. Both costs would come from the lodge loan surplus. The activity center's split unit system is not repairable. It is recommended to purchase a new and larger unit. Dan asks if this is in the ski building. The answer is yes. Replacement costs is estimated at \$5,500. That would come from board contingency.

The fitness center's manager, Cathy, has done a full analysis of the equipment. She recommends replacing a treadmill, ab and back machine, free weights and a stepper. This would approximately cost \$10,000. This would be funded by our capital replacement funds.

Some multiple lot property owners have requested to go on payment plans for all of their lots. A contractor that owns multiple unimproved lots requested to go on payment plans for their lots. They want to stay members in good standing. Current rule in place is that only one lot may be on a payment plan all others must be paid in full. Ed stated that he does not have a problem with this however they must stay current. Discussion will take place after property owners time. Gerhard adds that there is a contractor that owns 20 plus properties that is requesting this. Ed stated that whatever is decided must apply to everyone. Dan added that you don't want any adverse effect on the community. Interest is applied every month to the unpaid balances. Eugene asks if it would affect the cash flow. Ed answered that he does not feel that it would affect the cash flow. Ed explained that it does not apply to many property owners. Gerhard added that the contractors do know the rules and payment obligations when they purchase lots. Ed stated that so do property owners. Dan did acknowledge that it is a big amount of money to pay.

There was a lot combination request from a property owner. First, they would like to purchase a Masthope lot and combine it with their original lot. Historically it was done at 50% of market value since they are going to combine it. Ed stated that we get these requests from time to time. John Grandy called a point of information. The rule was always that if the combination was with a Masthope lot, you don't have to negotiate price. Ed wanted to address the fact that it is half of market value that is why he wants to address the issue. Discussion pointed out that the sale of the lot would generate more dues income.

A property owner would like to do a lot swap. Their property is unbuildable. It is on Trout and Masthope does not want to develop that area. Management needs authorization to do a lot swap. The property owner would like to build in Masthope. Peter brought up the variance that took place on that property. Peter recommends making that property a green space. Discussion ensued.

Gerhard wants to transfer the RCA and MAR into better yield accounts. They would need to combine the two accounts to put them into an upgraded CDARS account. The account would be insured by the bank.

Gerhard would like to move towards electronic payments. Currently the signers sign about 40 checks weekly. Each check is signed by two board members. He spoke with Bill Owens about this idea. Bill stated that most communities already have this in place. If this gets approval, the bylaws will have to be changed. He is working on a proposal for the November General Membership Meeting. Foster added that Patrice put together a summary sheet that could work for this process. Ed added that there will be checks and balances defined before this is put in place.

Dan stated that in the Bylaws, the Board recommends the auditor/accountant for the community and the membership votes on it for the July General Membership Meeting. Ed stated that the board is prepared to recommend Bill Owens for a membership vote in July.

Jim addresses the photographing of individuals at the community events. For the Easter Bunny event there were sign offs during the event. Kelli stated that Randy asked her to put a disclaimer on the flyers about photos being taken at the event and being posted on the Masthope website and social media and she neglected to do so. She realized her error and then scrambled to get the parent/guardian signatures the day of the event. Ed stated that she should have had a disclaimer on all flyers. It will be part of flyers going forward. Gerhard

added that the privacy policy that was approved a couple of years ago will need to be reviewed and updated.

Ed opened the road bids. There were three bids: E. R. Linde, Wayco and Hanson Aggregates. They will be given to Randy to review and he will make a recommendation to the board. Ed explains that each road is priced individually. It is not as a whole. The budget for this year is \$225,000. Dan would like a summary of total costs from each bidder.

Ed reads motions as the bids are calculated.

Dan asks what amount is left in the board's contingency fund since it is requested that the activity centers HVAC system is funded from there. Gerhard answered that only \$3500 has been spent from the contingency fund. He added that the board has been very frugal this year.

Jim adds that he would like to see two more drink machines purchased for the Tiki Bar. Ones that are on a timer that clean themselves and move the other two to the Scramble so the kids could get virgin drinks away from the bar. The ones at the Tiki bar need to be cleaned every night from bar staff. The Tiki does bring in a lot of revenue. Bruno stated that management can investigate this.

Property Owners Time 9:50am:

Leatrice Langer 458MR-Since there is money in the contingency fund, the committee could find areas to utilize the funds. There was some confusion as to where the Beautification Committee extends. Before the clarification, the committee looked into drapes for the property owners lounge. There should be improvements made on that room. She asks if the HVAC system for the activity center is a heating and air conditioning system. Ron answers that yes, it will be both heat and air conditioning. Leatrice adds that Tom is working on the gates. Pete responded that he is talking about the doors on the compactor not the gate.

Ed has the totals from the road bids:

\$316,081

\$355,289

\$342,404

Dan adds that Randy will be cherry picking. Ed and Gerhard explain that Randy has a priority list for the roads to be done and will make a recommendation to the board next meeting.

Bill Chillianis 204MR-He asks about combined lot dues amounts. Dan explains that it is 35% of the unimproved lot dues for the first lot that gets combined with the first lot, 17.5% of the dues for an unimproved lot after that. Bill feels that contractors should have to pay all dues up front because they know what the rules are. Breaks don't happen in New York. Bill feels that payment plans should be paid in advanced before the dues are due. He feels if Grace wants to buy properties, she should pay all dues. If the economy turns, the first to fall is the business with the vacant lots.

Carl Harrison 19FW-Has the township been notified about the pothole at the four corners of Masthope. The answer was yes that the township was notified.

Rich Seidel 578MR-Marketplace is still at a deficit. The Summit used to be at a deficit. He believes getting a good manager will change it just like the Summit had. He has always been a proponent of labor and doesn't want to see anyone lose their job however, he feels that if you

get a good manager in there it could change. The Summit is being kicked down by subsidizing the market. Bruno brought up the new Dollar General opening on route 6. Rich stated that many are choosing the Woodloch market instead of ours. Bruno reminds him that the market is an amenity. Ed added that things are being done now to try to improve the market. Rich reminds the board that the Summit was in the exact same situation until they hired a good manager and now the Summit has been in the black. Eugene agrees. He points out that over the last three times he went in there for something the item was not available such as coffee.

Jerry Ferraiuolo 861RF-If a person cannot produce in an area, change the area that they are in and maybe it will work. He asks Ron if Masthope Plank Road will be closed during the paving. Ron responded that he believes that it will be limited to one lane traveling. If it is closed, Masthope will announce it to the community.

Lou Bell 347FW-Concerned about the roads and the cherry picking. There should be consistency. Ed answered that the bids go out to more than more two or three businesses and not all businesses respond. Ed continued that Randy does know what is best for the roads in the community. We don't always take the lowest bid. He compares apples to apples. Randy will ask for clarity if specs are not clear.

Mike Seyfried 157MR-Regarding Masthope Plank Road, is there any way that someone could be a point of contact in the office when there are road closures to let the membership know. Ron stated that he will be in contact with Randy and Kelli so that the community will know when there are road closures.

Rose Perotti 164RF-The office missed notifying the membership about the upcoming election and missed voting on the auditor Bill Owens. She is concerned about the Board missing information in the future after senior board members are no longer on the board. She asks if there is a bullet list for the office that lists what needs to be sent out to the membership, so nothing slips through the cracks. Ed answers yes that it can be done. Dan explained that there was an issue of DOA and Proxies documentation at one time. He stated that he agrees that a bullet list needs to be put together. Foster stated that a mistake was not made by not doing a mailing notification regarding the election. The By-laws do not mention that a mailing is required for notification of the board election. It would be announced in the Masthope Weekly Messages and the Monday Shoutouts along with the mailing of the ballots which would be sufficient notification.

Joyce Pace 528MR-Recognizes Cathy at the fitness center, she feels that she is doing a great job. Ed acknowledges that she is doing a great job.

Mike Seyfried 157MR-Doesn't understand why property owners can't burn on weekends to clean up properties, especially when most owners are part timers. Peter will discuss this with the committee. Rich Seidel explained that property owners complained. Some had asthma and some did not like the smell. Rich suggested that Memorial Day – Labor Day only burn during the week. The rest of the year you can burn 7 days a week.

Bill Chillianis 204MR-He wants clarification on an accessory structure permit and township permit. Ed answered that anything over a 10x10 you need a township permit. Eugene agreed.

Rose Perotti 164RF-She asked if the adjacent lot policy is in place. Ed answered no its not. She addressed the sale of the Masthope lot to a property owner to combine it was a practice at one time. She would like to see if the adjacent property owners would like the opportunity to

purchase the lot also. She asked about when the payment plan and multiple payment plans question would be answered. Ed answered that would take place for next fiscal year.

John Grandy 6CM-He would like meetings listed and the agenda that is going to take place. He asked last month, and nothing happened. Ron stated that they can do that. He addressed the water main break from a couple weeks ago. The culvert on Paul Revere needs work. Ron answered it will be addressed.

Mike Seyfried 157MR-He doesn't know which roads are the priority to fix in the community. Constitution Drive needs a lot of work. It is a major feeder road in the community.

Carol Guerriero 159FW-Ed mentioned that the Document Committee will work on the changes to align the Board SOP's and governing documents. She asks what changes will take place. Ed explained that the SOP is the lowest document. Covenants, Bylaws and then the Handbook is the governing order. Gerhard added that you do not want to repeat content in documents. You want to refer to the other documents. Carol explains that the management and Recreation Management have a monetary interest which is not compliant with the governing documents. Ed states that it is not compliant with the SOP but is compliant with the Bylaws. The SOP needs to be revised. The RFP committee has a lot of work ahead of them. They have information on other ski facilities. There is the need to have many meetings. Ed has received the first set of reports from Ron to review.

John Grandy 6CM-He asks about the shoulders of the roads. He thought that the shoulders were to be included in road repairs. He stresses the importance of maintaining the shoulders of the roadways. Peter explains that the managers' report states the road paving and shoulders are included in the road bids. Bruno added there is going to be shoulder work done on roads that are not necessarily getting paved. Bruno and Randy have discussed this matter.

Rich Seidel 157MR-He explained that years ago the shoulders were not maintained. Now Randy has included shoulders in his requests on bids.

Jerry Ferraiuolo 861RF-He suggests coming up with different payment plans that are fair and equitable for property owners.

Mike Seyfried 157MR-He has no problem with payment plans for everyone but doesn't understand why it must be fair and equitable for contractors. Contractors are a different entity. Gerhard understands his point but the covenants states that there can only be one class of ownership. Mike questions why can't a paid contractor that he pays to clean his house throw away his trash. Discussion continued.

Peter addresses the point from Rose about notifying adjacent property owners of the inquiry about purchasing a Masthope property to combine with their original lot. It was explained that was the original process. Dan argued that was not done when he purchased his lots. Sue explains that it was done because of the accusation of favoritism.

Joyce Pace 528MR-She stated that they were at the Summit on Thursday and it had taken over an hour to get their dinner. It was clearly understaffed. Lukus had to wait tables as he bartended. Bruno stated that point is taken. Ron answered that they do track everyday with prior year's sales, however they were taken by surprise that night when they had 140 covers.

Robin Hoose 121FW-She suggests possibly getting control of the sign on 590 and use it for additional advertising. Peter stated that Robin should promote the community cleanup. She added that it is on May 4<sup>th</sup>. Rain date is May 11<sup>th</sup>. Coffee and snacks will be served. People can clean up ahead of time if they cannot make the date.

Leatrice Langer adds that the speed humps in Westcolang Village won't be put down until school is over.

**MOTION 01:04:27:19**

**Whereas several pieces of Fitness Center exercise equipment need to be replaced**

**Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the replacement of a treadmill, Abs/Back machine, stepper/climber, rusted/damaged free weights, kick/speed bag, and TRX straps and anchors in the amount of \$10,300 to be funded from the approved capital replacement funds line item.**

**FIRST: ED MCCLARY**

**SECOND: FOSTER MCCOY**

**MOTION PASSES: FOR 8, AGAINST 0**

**MOTION 02:04:27:19**

**Whereas the Activity Center AC System has failed and is no longer repairable**

**Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the acquisition of a new AC Unit in the amount of \$5,500 to be funded from the 2018-2019 Board Capital Contingency line item.**

**FIRST: GERHARD BUHLER**

**SECOND: JIM FOX**

**MOTION PASSES: FOR 8, AGAINST 0**

**MOTION 03:04:27:19**

**Whereas the HVAC System of the Summit restaurant is the original system installed as the lodge was built, and**

**Whereas this HVAC system is in need of repairs affecting the cooling part of the systems, and**

**Whereas a new system would cost about \$35,000 and a repair is considered to be more cost effective,**



**Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the repair of the Summit restaurant HVAC system in the amount of \$9,300 to be funded from the lodge loan surplus fund.**

**FIRST: JIM FOX  
SECOND: EUGENE PRINCIPE  
MOTION PASSES: FOR 8, AGAINST 0**

**MOTION 04:04:27:19**

**Whereas the HVAC system of the Summit kitchen is in need of repairs affecting the mechanical parts (gear set, bearings, shaft) of the systems, and  
Whereas a new system would cost about \$30,000 and a repair is considered to be more cost effective,**

**Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the repair of the Summit kitchen HVAC system in the amount of \$4,000 to be funded from the lodge loan surplus.**

**FIRST: BRUNO DEVINCK  
SECOND: GERHARD BUHLER  
MOTION PASSES: FOR 8, AGAINST 0**

**MOTION 05:04:27:19**

**Whereas changes to the Masthope Bylaws have replaced the previous Restricted Capital Account (RCA) and Major Asset Replacement Accounts (MAR) and  
Whereas there is no need to segregate funds by separate bank accounts**

**Therefore be it resolved that the Masthope Mountain Community Board of Directors approves to close the MAR and the RCA accounts at Wayne Bank and transfer funds into new Capital Reserve account.**

**FIRST: GERHARD BUHLER  
SECOND: FOSTER MCCOY  
MOTION PASSES: FOR 8, AGAINST 0**

**MOTION 06:04:27:19**

**Whereas there is a need for the board to make a recommendation for the community accountant/auditor**

**Therefore be it resolved that the Masthope Mountain Community Board of Directors approves recommending Bill Owens as the community accountant/auditor for 2019-2020**

**FIRST: DAN CLARK  
SECOND: FOSTER MCCOY  
MOTION PASSES: FOR 8, AGAINST 0**

**Public Meeting Adjourned 10:49am.**

Executive Session began 11:00am.  
Executive Session ended 11:18am.  
Meeting Adjourned 11:20am.

Treasurer's Report for Period Ending March 31, 2019

Unaudited

Collections - YTD

	Mar 18	Feb 19	Mar 19
Total	2043	2039	2039
Billable	1745	1719	1719
Paid in Full	1615	1619	1621
Percent	92.6%	94.2%	94.3%
Outstanding - Lots	130	100	98
Outstanding - Dues		\$179,900	\$173,400
Total Bad Debt Lots	53	31	31

Unrestricted Income and Expense - YTD

	Mar 18 YTD	Feb 19 YTD	Mar 19 YTD
Revenues to date	\$2,605,493	\$2,679,829	\$2,720,420
Expenses to date	\$2,459,829	\$2,317,377	\$2,493,520
Net Surplus (deficit)	\$145,664	\$362,452	\$226,900
Margin (Net/Revenue)	5.6%	13.5%	8.3%

The Summit - YTD

Revenues to date	\$1,495,781	\$1,500,157	\$1,612,780
Expenses to date	\$1,357,087	\$1,359,790	\$1,461,184
Net Surplus (deficit)	\$138,694	\$140,367	\$151,595
Inventory		\$54,705	\$33,760

The Market Place - YTD

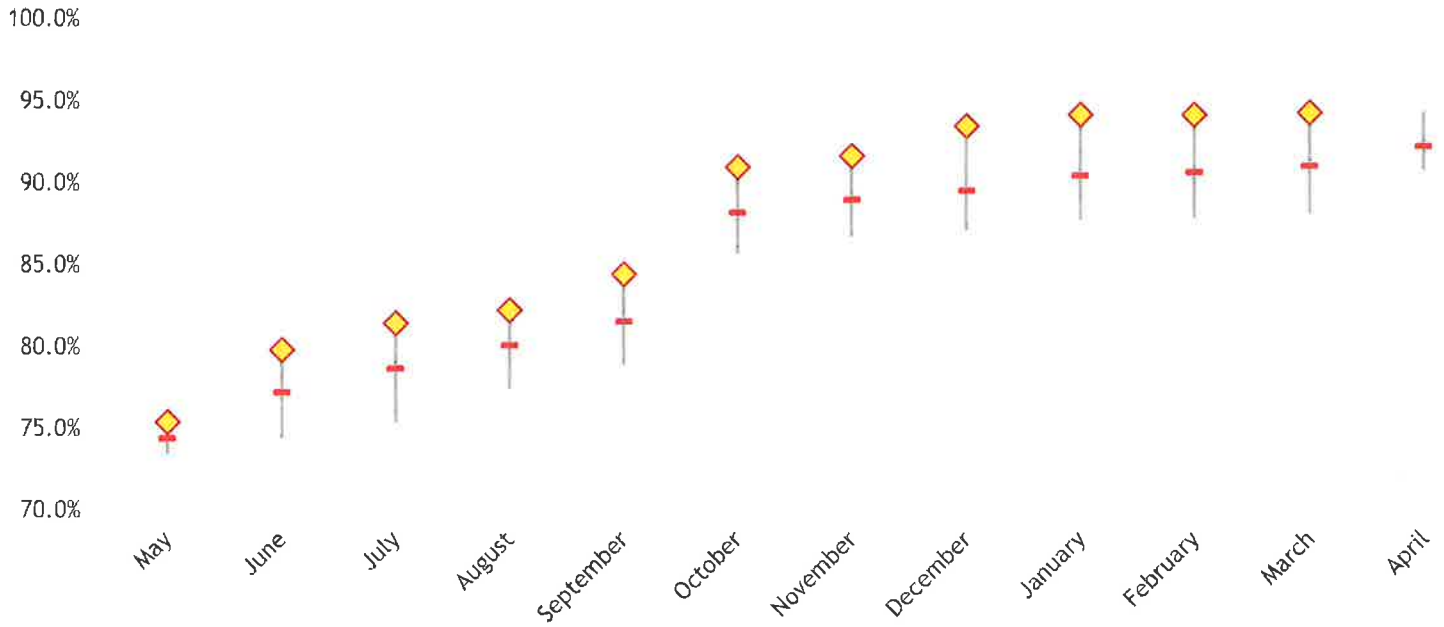
Revenues to date	\$450,861	\$412,620	\$445,177
Expenses to date	\$477,778	\$463,171	\$497,329
Net Surplus (deficit)	(\$26,917)	(\$50,551)	(\$52,152)
Inventory		\$34,559	\$25,268

Summit/Market Net Surplus (Deficit)

	\$111,777	\$89,816	\$99,444
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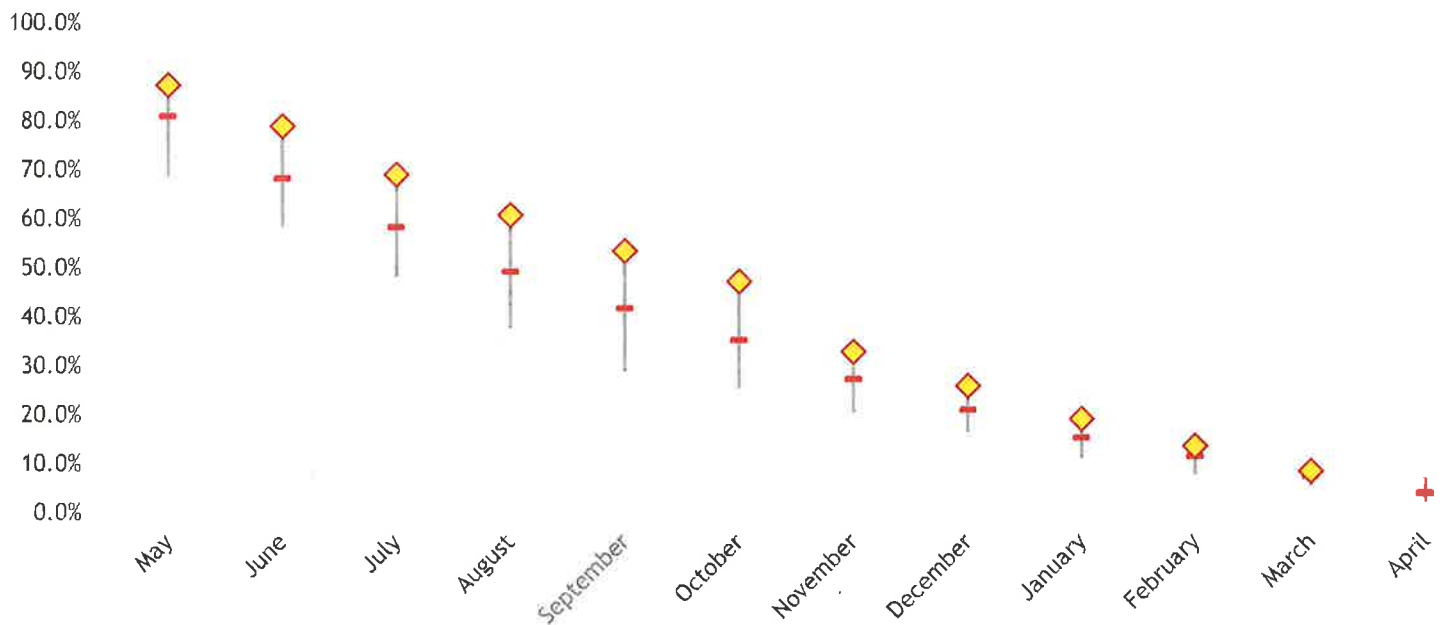
## COLLECTION CHART - YTD

High Low Average Current



## OPERATIONS CHART - YTD OPERATING MARGIN

High Low Average Current



Board Members:

During the March board meeting one of the subjects which was touched upon was the future of skiing at Masthope. I believe that most consider the continuation of the availability of skiing on the mountain to be important to the vitality of the community. It is linked to the success of many features of the mountain including the bar, restaurant and perhaps to a considerable degree the resale value of our individual properties. I think there are very few who would dispute that.

Having said that I must continue by saying that I believe it is at this time in the history of Masthope Mountain Community vital to look further at how that happens and who provides the services at what cost and who is primarily responsible in the payment of those costs. Clearly a portion of those issues is already in the early stages of being addressed. We have now entered into a process of creating the climate of a new long term contract for some entity to operate the ski mountain for those who utilize it for winter activity.

Whoever it is in the end who is awarded a contract for the providing of those services it is vital that at this juncture of the process that now an important feature of those things to be considered in all such planning is precisely who will be held responsible for the payment of the majority of the costs which shall be required in order that the contractual operator in the final result has not only enough income to meet their operating costs but as well a handsome profit for their dedication as well as their hard work.

I believe that some of that cost must be born by each community member family basing that statement upon earlier referenced benefits of having the availability of the ski mountain operational in season with the earlier enumerated benefits. But since not all members utilize the ski mountain for its recreational opportunities it seems reasonable that the greater portion of the cost of the ski mountain operation should and must be born by those members who actually participate in that activity.

The very fact that based upon family size and pass availability it creates a natural imbalance in an amenity which is of considerable expense so that there is a rational basis upon which this activity demands a financial approach far different than the rest of the activities and amenities which are part and parcel to Masthope Mountain Community. And as well for reason that this activity is also additionally tied into the matter of the rental policy in which some members have expressed concern from time to time that renters are treated better than property owners under our current rules and bylaws it is also something which is a matter of contention in the rental pass venue.

I believe that due to the fact that we are in the process of developing a new long term ski contract that it is now mandatory to make this issue a part of the development of that long term contract consideration and of how the contract obligations upon the community at large will be funded. Clearly the majority of the cost associated with the activity must in future contracts become tied to the very necessary matter of those who participate in the activity must be the ones who primarily fund the thing.

With ever rising dues which have been previously been discussed as a matter of concern by myself as well as others I believe it is mandatory that a segment of the budget primarily the cost of winter ski operations be absorbed by the active participants of the sport. I do not think it either fair or reasonable that some members who in no way use or have desire to use the ski slopes should be paying for it. You under current policy are demanding that some members subsidize the costly recreational activity of others.

I would suggest that some small degree of consideration of the feelings of community members be given on the matter. But bottom line it is the board itself which has the ability to make final decision on such things. When the gun range was an amenity it was not guaranteed, written in stone. A decision although unpopular to some was made to remove it from the community. Neither should the current dues funded process be written in stone. When members who had stabled horses within the community were told that they would have to pay considerably higher boarding fees as the non horse owning members would no longer subsidize their activity that decision was made by the board. Inexpensive horse boarding was not written in stone. The decision was not left up to a "will of the majority" type situation. The board simply reviewed the issue and rendered a decision. I suspect that decision was based largely upon what is fair to all members.

The issue of the cost associated with ski activity is very similar. What you have here is a unique activity in which some choose to participate in and others who whether it be due to physical inability to participate in or simply being in full possession of their facilities and having enough sense to not throw themselves off an icy cliff. Those unable or unwilling to use the ski slopes should not be held to account in the payment of money for an activity that is both costly in purchase of personal equipment and the operation of the ski slopes.

With that said I am asking the board to immediately begin whatever activity is required among all of you as members and any new members who might be joining the board in the upcoming July election of a new Board of Directors filling open seats. I am asking you to begin to change the process and add to the process of new contract negotiations so that all future contracts shall be written so that the majority of the costs being taken on by the community under contract in the operation be paid by members, guests, renters and visitors of the Ski Big Bear operation by way of a user funded fee. This is I believe a legal and proper request.

It is my intention that such fee structure be created so that the non participating members be relieved of a major portion of the costly expense of something which they have no desire to use and in order to make the continuation of such winter sport activity more secure for those who have desire to participate in the activity by way of full financial support of any and all operators of contractual record henceforth and forthwith. This is not only a fair and reasonable way to serve the wants needs and desires of all but as well most certainly a way to navigate through the maze of member and renter pass issues.

I thank you for your anticipated urgent and immediate action upon this lawful request.

Respectfully Submitted:

Michael Seyfried

04-22-19

PAINT/  
DRIVE  
NEW H ADDITION DECK GARAG SHED SIDING ROOFING TREE BLAST BURN STAIN SIGN DOCK WAY ROPAN DUMF TOTAL

<b>Jun-18</b>	0	0	6	0	1	0	2	17	0	8	11	3	0	25	0	2	51
<b>Jul-18</b>	2	2	2	2	0	1	16	1	8	11	4	0	13	2	1	67	
<b>Aug-18</b>	1	1	3	0	3	2	1	10	0	5	6	12	0	10	3	1	58
<b>1-Sep</b>	4	1	0	6	4	0	4	0	11	4	2	0	5	2	1	44	
<b>18-Oct</b>	1	0	0	5	2	1	4	10	1	4	2	1	0	8	1	5	45
<b>Nov-18</b>	1	0	2	1	1	0	0	3	0	7	3	9	0	1	3	3	34
<b>Dec-18</b>	2	0	0	0	0	0	1	0	0	0	0	8	0	3	1	1	16
<b>Jan-19</b>	2	0	0	0	0	2	2	3	0	3	0	2	0	1	1	3	18
<b>Feb-19</b>	3	0	1	1	0	0	1	0	0	1	1	9	0	1	3	2	22
<b>Mar-19</b>	9	1	0	0	0	1	3	5	0	4	0	2	0	1	11	1	28
<b>Apr-19</b>	0	2	0	3	0	2	2	6	0	8	4	4	0	0	1	5	37

Managers' Report  
April 27, 2019

Projects:

1. Top of Mtn – Work continues.
2. Drainage Repair – Work to be done this spring
3. Road Paving and shoulders – Bids to be opened today and work completed this spring.

Public Safety

1. Seasonal planning underway for summer months.
2. Seasonal staff being hired.
3. Generally quiet month.

Maintenance

1. Spring cleanup underway.
2. Mulch and plantings are underway.
3. Most surplus equipment is in staff lot, formal notice of sale items will go out to property owners so they can inspect prior to sale. Items not there is Kubota RTV and 02 GMC truck plus some small items that are in secure storage.
4. Repairs to docks and floats at lake underway.
5. Pools are open and running, both wintered well.
6. New pump motor and filter cartridges were installed. Motor converted to three phase power for efficiency and parts availability reasons.
7. Work being done at suggestion of Beautification committee.

Food and Beverage

1. Summer menu for both Tiki and Summit have been developed.
2. Additional/replacement furniture to be ordered for Tiki.
3. Complete Marketplace review has been done.
  - a. All merchandise cost has been reviewed and adjusted.
  - b. Menu has been reviewed.



- i. New food products will be added. More grab and go.
    - ii. Summer menu has been developed.
    - iii. Daily specials have been added.
    - iv. Contractor specials are available.
  - c. New clothing items will be added to the inventory.
4. Reorganization of the Market is nearly complete.
  - a. Large display counter removed and replaced with portable racks.
  - b. All beverage items are being moved to the exterior wall.
  - c. New clothing display area developed.
  - d. Kitchen has been reorganized to allow for better work flow and ability to add appliances for food prep and holding.
5. Still researching vendors to cut costs and open up inventory opportunities.

#### Administration

1. Dues are coming in.
2. Payment plans should must be arraigned with the office.
3. Reminder to register your toys. To register you must be in good standing for the budget year you are registering.
4. Applications for seasonal staff are coming in, still looking for more.