

**Masthope Mountain Community
Board of Directors Meeting
January 25th, 2020**

Transcriber: Kelli Myers
Beach House

8:33 AM Meeting called to order and Pledge of Allegiance said.

Roll Call: Present Gerhard Buhler, June Murphy Carrozza, Bruno de Vinck, Anthony Falcone, Jim Fox, Ed McClary, Foster McCoy, Maria Porter (after the motion was passed during the meeting), Eugene Principe, and Peter Torchio

Teleconference: Herman Matfes

Bruno explained that there are a couple of changes to the agenda. Managers' Report is getting moved up in the meeting. There will be a motion presented to the Board for approval of a new board member.

Bruno asks for the approval of the Agenda with the changes.
The Agenda approved unanimously.

Managers' Report-see attached. Randy explains that the Board has been working on purchasing a property adjacent to the beach. This has been an issue since 2014. Masthope has encroached on this piece of property. Masthope tried to purchase it on several occasions. The new property owner is ready to sell now. This will not increase the size of our beach. It will solve the problem of encroachment. There is a drainage issue on the property that will be addressed as a condition for the purchase. There is surplus money in the Beach/River Park loan account to fund this purchase. Anthony acknowledges the opening of the Property Owners Lounge Bar over the two holidays. He stated that there was great feedback from property owners. Randy added that it went well, and it will be opening for Presidents Week.

Anthony would like to see the smoking section in the pool area to be revisited. Randy said that is a board decision. He continued that Tom and he would be reviewing all the pool rules and would address it in the March Board Meeting. Gerhard asked about the funding for the drainage issue. Randy answered that he feels it will be covered with the roads budget. June clarified that this drainage issue is on Karl Hope. Randy confirmed the area and explained that they are looking into putting in a French drain to rectify the situation. Randy explained that they received an additional proposal for the pass system. He passed it on to Gerhard, who is going to send it to the Technology Committee.

June stated that there are a couple of legal items for Executive Session.

June explained that one Board Member is no longer a property owner. He can no longer be a Board Member. She continued that the Board asked Maria Porter to join the Board and she accepted.

Bruno asked for the approval of the Minutes from the December 21st, 2019 Board of Directors Meeting.
The Minutes were approved unanimously.

Treasurer's Report- for period ending December 31st, 2019-Gerhard Buhler-see attached.

Treasurer's Report was approved unanimously.

Correspondence Report-June explained that she received several pieces of correspondence. She had one asking about taxes on a property. She explained that they would need to contact the tax collector. One was inquiring if there was a reduction in dues since the property owner lost her husband. June explained that we do not have any dues reduction programs. There were several pieces of correspondence regarding a proposed contemporary house that is being advertised. She explained that ECC can refuse permitting any house that does not conform to Masthope's aesthetics. A property owner was concerned about the proposed ATV trail to Riverpark. June explained that it will be further explored in the spring. She continued that she received a late email that was regarding the proposed covenant change. June explains that this is not a brand-new governing document. There is already one in place. The draft has been online for over six months, there was a townhall also. She forwarded this correspondence to Gerhard and Tom Carasiti. One final piece of correspondence was concerning property setbacks. They would like to see the setbacks revised. Eugene stated that is a difficult issue to change due to size of the lots. Gerhard added that the setbacks are stated in the covenants.

Bruno called for Committee Reports

- a. Ski & ATV-Nothing to report.
- b. Audit-Maria Porter-Nothing to report from the Committee. She stated that since she is on the board, she can no longer be on this Committee. She would like to propose a motion to make Joanne Ferentz the new chair of the Committee.
- c. Finance Committee-Gerhard Buhler-He explained that the Finance Committee was the Budget Committee. There was a vote to change the name and broaden the scope of the Committee. This Committee will meet quarterly and review financial issues of the community. The first item to be addressed will be to review the community's investments.
- d. Strategic Plan-June-She explains that Rose Perrotti is resigning as of February 22nd. She did send in a letter of resignation to the board. She included the Survey Monkey results and a new set of questions for a second survey. She sent over a revision of the ice-skating rink plan. June explained that the rink is not going to be done in the next fiscal year. The court lighting will not be done either. The Committee will be creating a database with items that have been explored and can be revisited in the future.
- e. ECC-Peter Torchio-see attached.
- f. Westcolang Lake Association- Gerhard Buhler-The WLA met last Sunday. They are still waiting for the fish assessment report from the test conducted in the fall. There was a discussion about fishing and catch-and-release on Westcolang Lake.
- g. Documents-Gerhard Buhler-The Committee is preparing for some bylaw changes. They are looking into changing the contents of funding for ski and the

- food and beverage reserves. Carol is cleaning up spelling and grammar in the bylaws.
- h. Fire Prevention-Jim Fox-No fire problems. He adds that you should not stack firewood under your deck. It is a fire hazard.
 - i. Beautification-Hiatus.
 - j. Ski RFI/RFP-Ed McClary-Hiatus.
 - k. ID Pass and Rental Policy-Gerhard Buhler-The Committee met two weeks ago and continues to make progress. They are looking at the ordinance template from Monroe County on short term rentals. The Committee should have a proposal for the board either in March or April. All the work done by the Committee will be dependent on the decision of Lackawaxen Township and will need to be reviewed by our Counsel and Accountant.
 - l. Amenity-Anthony Falcone-He thanks everyone that was on the Committee. He continued that the Committee should be dissolved now but will be active again when needed.
 - m. Technology-Herman Matfes/Tom Brown-The Committee has reviewed the phone proposal for the community. He put together some suggestions for the office when proceeding to set up the system. They evaluated the ID technology and put a report together for the board with the Committee's recommendations. The next item to be evaluated is the community's website.

During the Committee Reports, June explained that she is working on updating the committees and its member list. Gerhard added that the Board needs to look at what the mandates are for each committee. Anthony suggested each committee have a chair and a co-chair.

President's Report-June Murphy Carrozza-She stated that bingo is starting up again. The Weight Watchers program need new members to continue. There is a senior discount at the Marketplace, receive a free small coffee with the purchase of a sandwich. LHTC Broadband is offering new services. There are flyers available.

Old Business:

DMAP-Peter thanks everyone who participated. 26 deer were harvested. 5 deer were donated to food pantries. There was one minor problem that he will address. Peter explained that members have expressed interest in an archery range. The project would be inexpensive. They would have to look at insurance liabilities and how a range could operate.

20/21 Budget-Gerhard-He said that the budget townhall was relatively well attended. He would like the board to pass a motion to approve sending the budget out to the membership for a vote. A discussion regarding a new scanning system and funding ensued. Gerhard explained that with the proposed budget the membership will vote on both the operating and capital sides. June added that the main reason for the increase in the operating side is due to increasing payroll.

New Business:

June explains that there will be a motion to approve the Audit Report completed by William Owens and Company.

Gerhard would like to do a pilot on electronic banking payments for Masthope vendors. Patrice and Gerhard looked into this before and discussed possible issues. They are going to pick four vendors for the pilot program and try this for several months to see what other issues may arise. Discussion ensued regarding the process in place as dictated by the bylaws.

The committees' list motion will be tabled until next month for further updates.

Property Owners Time:

Ken Rindos 1017FW-He asked if the draft of the covenants is a final draft. June asked for Ken to email his concerns about the covenants and they would be reviewed. Ken continued that he is concerned about the waterfront section of the draft. Gerhard explained that is in the current covenants. Eugene recommends to Ken to get all his concerns written down and then send them to June for a response.

MOTION 01:01:25:20

Whereas there is a need to replace a Board Member for the remainder of the 2019-2020 board term due to Rich Neidkowski is no longer a property owner and the Bylaws requirement is a Director must be a voting Member of the Association.

Therefore be it resolved that the Masthope Mountain Community Board of Directors elects Maria Porter to the Board of Directors for the remainder of the 2019-2020 year term.

**FIRST: BRUNO DEVINCK
SECOND: EUGENE PRINCIPE
MOTION PASSES: FOR 10, AGAINST 0**

MOTION 02:01:25:20

Whereas the Audit Committee is a standing committee per the Bylaws of the Masthope Mountain Community and Maria Porter, the Chairperson from the Audit Committee, has been elected to the Board of Directors. Maria Porter can no longer be on the Audit Committee, according the Bylaws. Maria Porter has recommended to the BOD Joanne Ferentz to be the Chairperson of the Audit Committee.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves Joanne Ferentz as Chairperson of the Audit Committee.

**FIRST: JUNE CARROZZA
SECOND: EUGENE PRINCIPE
MOTION PASSES: FOR 11, AGAINST 0**

MOTION 03:01:25:20

**Whereas the 2020 Masthope Annual Budget Meeting is scheduled for March 14, 2020, and
Whereas our Bylaws require the mailing of the proposed annual budget and associated motions a minimum of 30 days in advance by February 12, 2020, and
Whereas community input to the proposed annual budget has been obtained through a budget town hall meeting on January 18, 2020.**

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves to mail the proposed budget including the proposed motions for a voted by the membership at the March Budget Meeting.

**FIRST: GERHARD BUHLER
SECOND: JUNE CARROZZA
MOTION PASSES: FOR 11, AGAINST 0**

MOTION 04:01:25:20

Whereas the Audit has been presented to the Board of Directors by William Owen's and Company

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the submitted Auditor's Report from William Owen's, for the Fiscal Year ended April 30, 2019.

**FIRST: BRUNO DEVINCK
SECOND: JIM FOX
MOTION PASSES: FOR 10, AGAINST 0, ABSTAIN 1**

Open Session Adjourned 10:03am
Executive Session began: 10:13am
Executive Session Adjourned: 10:34am
Open Session began: 10:34am
Open Session Adjourned: 10:34am

Treasurer's Report for Period Ending December 31, 2019

Unaudited

Collections - YTD

	Dec 18	Nov 19	Dec 19
Total	2039	2035	2035
Billable	1719	1715	1715
Paid in Full	1607	1589	1597
Percent	93.5%	92.7%	93.1%
Outstanding - Lots	112	126	118
Outstanding - Dues	\$253,945	\$197,717	\$188,140
Total Bad Debt Lots	31	31	31

Unrestricted Income and Expense - YTD

	Dec 18 YTD	Nov 19 YTD	Dec 19 YTD
Revenues to date	\$2,611,899	\$2,718,220	\$2,789,163
Expenses to date	\$1,937,213	\$1,815,435	\$2,081,387
Net Surplus (deficit)	\$674,686	\$902,785	\$707,776
Margin (Net/Revenue)	25.8%	33.2%	25.4%

The Summit - YTD

Revenues to date	\$1,083,453	\$973,113	\$1,169,412
Expenses to date	\$1,022,660	\$954,145	\$1,123,479
Net Surplus (deficit)	\$60,793	\$18,967	\$45,933
Inventory	\$53,871	\$40,795	\$53,757

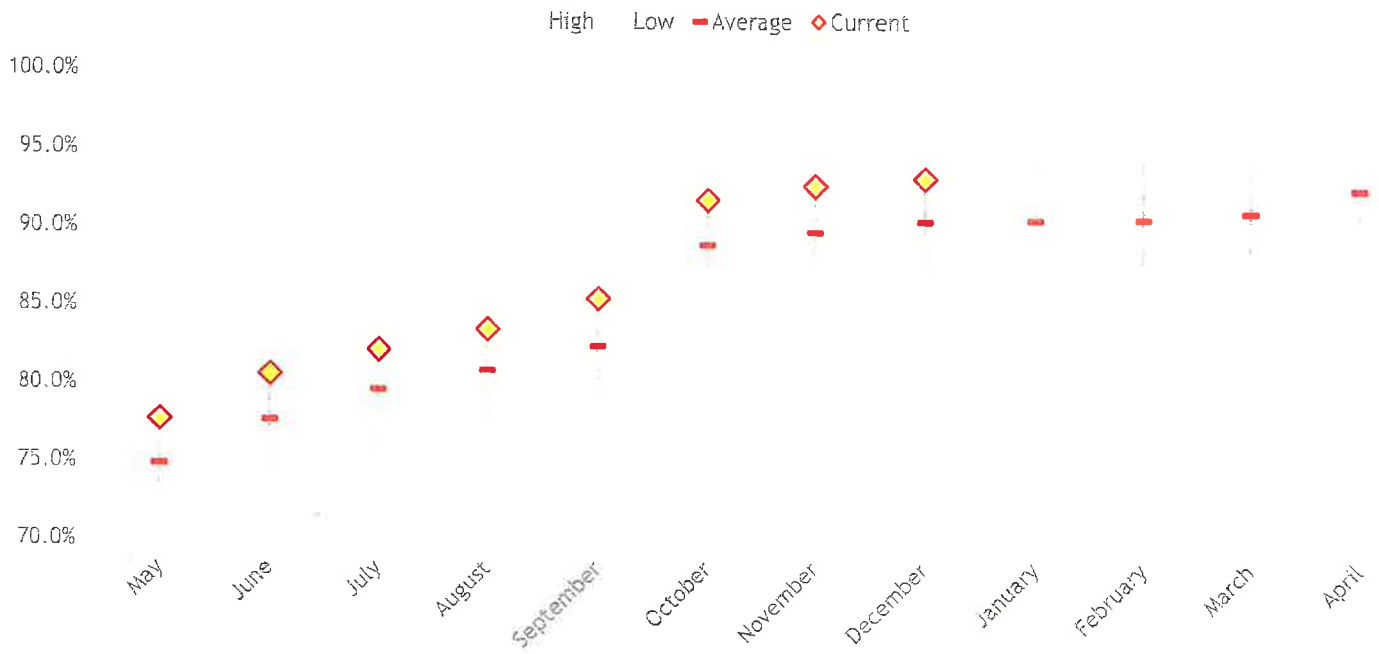
The Market Place - YTD

Revenues to date	\$333,479	\$330,120	\$373,596
Expenses to date	\$375,068	\$328,653	\$374,459
Net Surplus (deficit)	(\$41,589)	\$1,467	(\$863)
Inventory	\$29,649	\$14,967	\$10,305

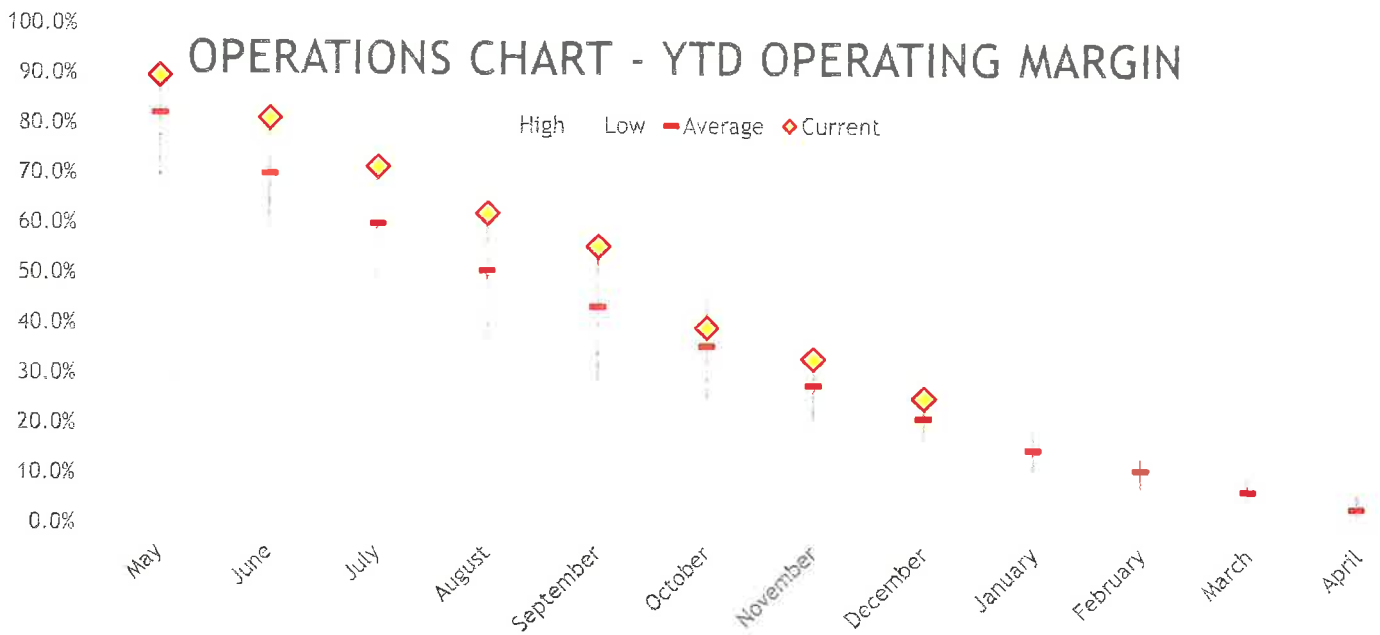
Summit/Market Net Surplus (Deficit)

	\$19,204	\$20,435	\$45,070
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COLLECTION CHART - YTD



OPERATIONS CHART - YTD OPERATING MARGIN



	NEW H	ADDITION	DECK	GARAGE	SHED	SIDING	ROOFING	TREE	BURN	PAINT/STAIN	SIGN	LANDSCAPE	DRIVEWAY	PROPANE	DUMPSTER	TOTAL
Jun-18	0	0	6	0	1	0	2	17	8	11	3	0	25	0	2	51
Jul-18	2	2	2	2	2	0	1	16	8	11	4	0	13	2	1	67
Aug-18	1	1	3	0	3	2	1	10	5	6	12	0	10	3	1	58
1-Sep	4	1	0	6	4	0	0	4	11	4	2	0	5	2	1	44
18-Oct	1	0	0	5	2	1	4	10	4	2	1	0	8	1	5	45
Nov-18	1	0	2	1	1	0	0	3	7	3	9	0	1	3	3	34
Dec-18	2	0	0	0	0	0	0	1	0	0	8	0	3	1	1	16
Jan-19	2	0	0	0	0	2	2	3	3	0	2	0	1	1	3	18
Feb-19	3	0	1	1	0	0	1	0	0	1	9	0	1	3	2	22
Mar-19	9	1	0	0	0	1	3	5	4	0	2	0	1	11	1	28

Managers' Report

January 25, 2020

Administration

1. Winter carnival is this Sunday at the ski area.
2. New Years Party was a great success.
3. Registration for all "toys" are good until April 30th and can not be renewed until after 20/21 dues are paid.
4. Insurance will be put out to several companies.

Public Safety

1. Seasonally busy.
2. Reminder that vehicles can not be parked on roadways.

Maintenance

1. We will be going with the Google nest system for the fire alarm at the stables. Works wireless and will be programmed to call public safety.
2. Cindering/plowing continues.
3. Completing a wiring project in the lodge.
4. Seasonal maintenance continues
5. Looking at a drainage problem on Karl Hope Blvd

Food and Beverage

1. Summit and market have been busy.
2. Market place has also been busy.