

**Masthope Mountain Community
Board of Directors Meeting
February 22, 2020**

Transcriber: Nicole Jacobus/ Kelli Myers
Beach House

8:31 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, Herman Matfes, Ed McClary, Foster McCoy, Maria Porter, and Peter Torchio

Absent: Eugene Principe

Bruno asks for the approval of the agenda: They need to add The Proposed Eagle Scout Project to New Business from Tristan Zink. Maria added a name correction to the Audit Committee. June added that the Environmental Appeals Committee needs a chair to be appointed.

The Agenda approved unanimously.

Bruno asked for the approval of the Minutes from the January 25, 2020 Board of Directors Meeting.

The Minutes were approved unanimously.

Treasurer's Report- for period ending January 31st, 2020-Gerhard Buhler-see attached.

Treasurer's Report was approved unanimously.

Correspondence Report-Drainage follow-up on Karl Hope. June stated that it will be fixed in the spring. Randy also stated that it will be tied in with the pipeline replacement project because it is the same ditch line. Another piece of correspondence was regarding a homeowner finding an arrow in their deck and one on their driveway. Peter states there was no hunting on the dates the arrows were found. (November 26 and February 5). There was a question on the 2018 budget, wanting to know why it wasn't actual? June referred them to the Masthope website, and they found the information. Gerhard added that he reports on the unaudited actuals at every Board Meeting. His reports are included with the Minutes online. One final piece of correspondence was from the Lake Group Homeowners asking questions regarding the proposed Covenant changes. Questions were forwarded to our attorney Alan Young, who has returned them back to us. We have the 1974 and 1978 covenants now posted. All of the answers from the frequently asked questions are also posted. Hard copies are available in the office. Anthony asks Peter if he followed up with the homeowner about the arrow. June states that Ron Tussel followed up with the homeowner. June emailed the homeowner back that it was being investigated. Peter called all DMap participants and asked them about the arrows that they used. Everyone stated it was not their arrows.

Bruno called for Committee Reports

- a. Ski & ATV-Nothing to report.
- b. Audit: Joann Ferentz - No report
- c. Strategic Plan: Rose Perrotti - Looking for approval to release summary report of the first survey and the second set of survey questions. The second survey was modified so people will have to put in their names. At the Strategic plan Committee meeting they will be discussing the replacement of the acting chairperson and discussing a variety of projects.
- d. ECC-Peter Torchio-see attached.
- e. Westcolang Lake Association- Gerhard Buhler- Next meeting is in April.
- f. Documents-Gerhard Buhler- The Committee is putting everything together for proposed by-law changes. 90-day advance notice must be given to the membership. The Committee is proposing changes for the funding of the food & beverage reserves and ski reserves. This will be brought before the Board.
- g. Fire Prevention-Jim Fox- Everything is calm.
- h. Beautification-Hiatus.
- i. ID Pass and Rental Policy-Gerhard Buhler- Following the same process the committee outlined last time. They continue to review the ordinance template from Monroe County. The Committee is trying to create a rental policy based on the template. The policy will also be contingent on Lackawaxen Township's decision. Ron Schmalzle has asked the solicitor, and nothing has been decided yet.
- j. Technology-Tom Brown-This month was more of a holding pattern. Not any new things developed. Pass system-Possible upgrade in spring. There are 2 systems that intermingle. HOA software has overlapping features. Need to try to understand a more robust pass system and how it works with a more robust HOA system. Discussion continued.

President's Report-June Murphy Carrozza- She stated she has been very busy catching up on frequently asked questions regarding the Covenants. The mountain is running fantastic. Like to give kudos to Recreation Management. People are parking all over the mountain. We should all try to park in a designated spot and not on the grassy areas.

Management Report: See attached

Randy stated that he spoke with Gerhard about purchasing a plow truck. Right now, there are good prices because of the strange winter season. We are scheduled to replace 2 trucks next year. They're on the agenda, in the capital reserve for replacement. Both are completely funded. There are significant savings if we act quickly. Discussion ensued.

Bruno states there are a lot of trees being cut down around the four corners. Randy explained that they are not widening the roadway. The trees being removed are for daylighting the roadway. It enhances sunlight on the road to help with ice and snow melt. Anthony wants to know if they found the remotes in the Property Owners Lounge. The remotes are found and locked up or with bartenders. Anthony would like to see the homeowners to be able to use them. Randy will follow up with possible ideas for owners to access the remotes.

June states Property Owners lounge is too cold. People were complaining. Randy will look into the heating system.

Old Business:

June and Randy explain the fire alarm system for the stables will be put in next week. Cost is low and it's on its way.

Bruno- There will be a discussion after the meeting about Ski Committee chairperson. June states that the Strategic Planning Committee discussion will be moved to next meeting. There will be a Ski Meeting tomorrow. The members will discuss how the committee wants to proceed.

New Business:

Project Eagle Scout- June- Homeowner approached Karen Spano wanting to make small shelters for the feral cats. There are four homeowners who are very active with the feral cat program and would keep the shelters on their property. The board must decide yes or no. It's a good deed but can also be a nuisance. Possible eye sore. Pete is for it but doesn't want the cats fed. Discussion was tabled. June will have a meeting with Karen and Tristan (the Eagle Scout) to get a better understanding about the project. Discussion ensued.

Requirements for survey monkey. Bruno explains that Rose Perotti would like approval to post the results from the first survey. She would like approval to release the second set of questions. June explains that homeowners will have to put their name on their survey. Rose states she's not asking for another renewal for the survey monkey contract.

Committees-June explains an email was sent out to all the chairs on existing committees asking who the current members on the committees are. June states all committees should have a time frame. Some members have resigned but never removed from the committee list. Board needs to review ski and election committee. Discussion ensued regarding the standing committees in the Bylaws and the ad hoc committees. Ed states Ski RFI/RFP is on hiatus. June asks if it can be dissolved and reconvene at a later time. We can always reinstate it. Ed agrees. Boating, Amenities, RFP/ RFI and Real Estate Committees will be dissolved. Environmental Control Appeals Committee has no chair. The Board appoints Michael Michel as chair.

Anthony reads motions:

Property Owner's Time:

Rick Dubet 246RM- He felt that there was not enough information in the letter sent out regarding capital projects. He stated that there was no mention in the letter detailing the scanner upgrade system. Randy answered that the first piece of scanner upgrade was approved and paid for by the Capital Reserve. Rick felt that if more detail was given, they would have a higher approval rating. June explained that detail was given at the Budget Town Hall Meeting. Gerhard added that this is a complex piece and they are still working through the exact way; the community should proceed whether with the turn style or handheld scanners

with regards to ski. Rick addressed how he feels the inequity in that the renters pay the same amount as the owners' guest when it comes to ski.

Jerry Ferraiuolo 625RF- He is looking at the increase in dues, the \$46. for new technology. Maybe if additional information was sent out in the shout out to explain it better, this item could get approved. People may vote yes. June added that it is nice to see so many people attending the meeting today.

Ivy Skow 651FW- The motion doesn't state if the \$70,000 will be a onetime assessment. Will it happen again depending on what the software requires? She feels that this is not being properly explained. Where is this information going? Gerhard answered that there is not enough and complete data when it comes to ski. Ed agrees with Gerhard's statement. She continues that Randy and Ron get a salary. Randy explains, no they do not get a salary from the community. Recreation Management is a private corporation that operates the mountain. Ed adds that Recreation Management pays the community a lease. Randy added that they need to know who is using the mountain. What percent are property owners, property owner's guests and renters? Many people validate with stickers but don't ski. Ivy asks if it's a onetime upgrade. Randy explains, for that piece of the puzzle right now. Next year the board goes back to the community and asks do we want the point of sale system? Which you and family members could get a card and put money on it. That's the next piece of it and you'll get to vote on it. Bruno explains that basing data on the stickers would skew the numbers. Not everyone who validates their pass, skis. He used himself as an example. He uses it for discounts at participating businesses.

Lou Bell 347FW- Does this system enhance RMC at all? June explains that it is for Masthope to obtain more data. Bruno added that it would benefit both Masthope and RMC greatly. It would reduce and possibly eliminate fraud. People would not get away with swapping passes.

Leszek Pisinski 1027FW- Do lake front homeowners have the right to remove debris from the lake? Language has changed in the proposed draft of the covenants. (Part inaudible) Gerhard explains that the language was fed from the two covenants. (inaudible) June added that the draft has been on the web and there was a link for feedback. A townhall also took place.

Annmarie Lotz 105RF- Concerned after finding two arrows on her property. The arrow was in her front deck. She believes it happened in November and believes kids could be shooting at her boat. The situation was investigated after it was called into the POC Office. She has cameras at her house but not on the sides where the incident happened. Herman states that his property backs up to non-Masthope property where people hunt. He encourages to put up cameras and call Public Safety if there is an issue. Peter explains when the arrows were discovered, it was not during the DMAP season.

Ivy Skow 651FW -She addressed the proposed expansion of pool deck. What is the occupancy of the pool and area because there are no signs? What are we expanding? Randy states it is proposed to extend the deck with additional 70-75 seats. She wants to know the pool occupancy and how will it be monitored. Ron says he can get the information. He explains that there is a ratio on how many people are permitted in the pool. The ratio does not apply to the deck size. Ron acknowledges that Ivy brings up a good point regarding pool occupancy. Ivy continues how homeowners put their towels on the chairs in the morning and others can't get seats. Randy explains the "taking of the towels", where they go and take the towels off the chairs and put them to the side.

Ken Rindos 1017FW- (partially inaudible) Some lakefront homeowners have been working with Aqualink since 2006. He has concerns about continuing what they have been doing in the past with regards to the proposed Covenants. Coordinating and monitoring have never been done by the Board and management when it comes to maintaining the lake. Randy explains Masthope does work with Aqualink. We know what other parties are doing to maintain the lake such as Fawn Lake, the Village and homeowners. If you're cleaning up your lake shore of some debris that floats up, there's no intent to regulate that. Randy clarified that he does not see anyone else's contracts and does not know what they are paying. Randy explains about the "ghost island" that periodically appears.

John Grandy 6CM- He states front entrance by the four corners on the Falling Water side the light is not on. The shed light for the school kids is also out. Is the lakefront property we are buying suitable to get an extension of the parking lot? Randy answers, no. It is not an expansion of the property; we are already using this piece of property. It is near the fishing pier. John wants to know if Constitution and Karl Hope roadway will be fixed? There is a dip in the road. Also, a small sink hole on Paul Revere. Randy explains it will be looked at again.

Jeanna & Mark Lavash 1028FW-Jeanna stated that she is happy they are not restricted from removing debris. However, she would like to see it in the new restated covenants. 1974 original states limitation of water rights for lakefront property owners. Now it says no other rights unless Masthope takes care of it. We have no rights and I would like to see it reworded. June states if it's a yes for the property it's a yes forever on that property. A 2/3 majority vote on every property is needed or it doesn't pass. Ed explains it was already put out to the community. Its too late to change it. Randy explains everything would have to be rescinded and thousands of dollars were already spent on it. It would need to start all over again. Mark Lavish wants to know where their protection is. Randy explains, your protection was when we had all the meetings beforehand and we had all the meetings before this was all brought out. It was on the website. The last 6 months it was advertised everywhere. Mark and Jeana state they didn't see it and the letter he received gave him no choices and he had to sign it. June explains in the Presidents letter from the August meeting, the letter states there is information out there for you to look at the proposed draft. Its not a one-time deal that it was out there. It's been everywhere consistently since I got it in July. Mark feels that it was done underhandedly.

Jerry Ferraiuolo 861FW: Wants to know why it was sent out as a draft (continuing with the last conversation) Randy states it is a draft. Gerhard explains, we cannot send out a document to the community for voting to accept as a declaration if it is a draft declaration until it is approved by the community. Discussion continued.

Theresa Hubert 246RM: If a new pool opens, she doesn't agree with a bar being added. She has been at the pool and has seen people so drunk that they're falling in the pool. June explains there's no talk of a pool and when strategic planning presents if there is going to be a new pool. They'll present where the location will be. There is no talk of that now. Bruno and June state if there are drunk people it's a public safety matter. Report it to the lifeguard or gate checker.

Leszek Pisinski 1025FW: Why is there a smoking corner by the pool? Randy explains we are going to present a draft of rules and regulations to the board. The smoking area will be addressed.

MOTION 01:02:22:20

Whereas there is a need to purchase a property adjacent to the Masthope Mountain Community in order to establish legitimate property boundaries on the Masthope beach area, and whereas the Covenants of the Masthope Mountain Community allow the annexation of additional property.

Therefore, be it resolved that the Masthope Mountain Community Board of Directors approves the purchase of lands offered for sale by Kathleen Hummel, formerly the Otteson property, on Westcolang Lake and 8.23Ac common area of Masthope Falling waters. The land purchase is \$60,000 with further surveying/engineering service costs not to exceed \$8,700 to be paid from the Beach loan surplus.

**FIRST: JUNE CARROZZA
SECOND: ANTHONY FALCONE
MOTION PASSES: FOR 10, AGAINST 0**

MOTION 02:02:22:20

Whereas there is a need for the Strategic Planning Committee to release the second set of community's survey via Survey Monkey and the summary of the last Survey as well.

Therefore, be it resolved that the Masthope Mountain Community Board of Directors will vote to approve/disapprove the release of the second set of surveys via Survey Monkey, to poll the opinions of the community and the summary of the last survey as well.

**FIRST: HERMAN MATFES
SECOND: MARIA PORTER
MOTION PASSES: FOR 10, AGAINST 0**

MOTION 03:02:22:20

Whereas the Environmental Control Committee, (ECAC) is a new standing committee per the bylaws of the Masthope Mountain Community, and
Whereas the community had been actively looking for volunteer members to join the committee,

Therefore, be it resolved that the Masthope Mountain Community Board of Directors appoints Michael Michel Chair, and the following members of the Environmental Control Appeals Committee. Dorothy Linvillneal, Melinda Esposito and Ivy Skow.

**FIRST: JUNE CARROZZA
SECOND: BRUNO DEVINCK
MOTION PASSES: FOR 10, AGAINST 0**

MOTION 04:02:22:20

Whereas there is a need to have both Standing Committees and Special Committees as per our bylaws.

Therefore, be it resolved that the Masthope Mountain Community Board of Directors approves the amended list of names, see attached, of all MMC Committees Chairperson and Committee Members.

**FIRST: BRUNO DEVINCK
SECOND: MARIE PORTER
MOTION PASSES: FOR 10, AGAINST 0**

MOTION 5:02:22:20

Whereas the Masthope Mountain community Board of directors appoints special committees to perform specific tasks and to serve for specified periods as shall be designated by Board resolution.

Therefore, be it resolved that the Masthope Mountain Community Board of directors dissolve the following Committees due to completion of their tasks. See attached sheet Real estate, Boat, Amenity and Ski RFI/RFP.

**FIRST: JIM FOX
SECOND: JUNE CARROZZA
MOTION PASSES: FOR 10, AGAINST 0**

Open Session Adjourned: 11:06 am
Executive Session began: 11:16am
Executive Session Adjourned: 12:02pm
Open Session began: 12:03pm
Open Session Adjourned: 12:04pm

Treasurer's Report for Period Ending January 31, 2020

Unaudited

Collections - YTD

| | Jan 19 | Dec 19 | Jan 20 |
|---------------------|-----------|-----------|-----------|
| Total | 2039 | 2035 | 2035 |
| Billable | 1719 | 1715 | 1715 |
| Paid in Full | 1619 | 1597 | 1612 |
| Percent | 94.2% | 93.1% | 94.0% |
| Outstanding - Lots | 100 | 118 | 103 |
| Outstanding - Dues | \$189,900 | \$188,140 | \$175,700 |
| Total Bad Debt Lots | 31 | 31 | 31 |

Unrestricted Income and Expense - YTD

| | Jan 19 YTD | Dec 19 YTD | Jan 20 YTD |
|-----------------------|-------------|-------------|-------------|
| Revenues to date | \$2,652,231 | \$2,789,163 | \$2,831,240 |
| Expenses to date | \$2,147,001 | \$2,081,387 | \$2,321,698 |
| Net Surplus (deficit) | \$505,229 | \$707,776 | \$509,542 |
| Margin (Net/Revenue) | 19.0% | 25.4% | 18.0% |

The Summit - YTD

| | | | |
|-----------------------|-------------|-------------|-------------|
| Revenues to date | \$1,246,161 | \$1,169,412 | \$1,364,602 |
| Expenses to date | \$1,196,587 | \$1,123,479 | \$1,310,501 |
| Net Surplus (deficit) | \$49,574 | \$45,933 | \$54,101 |
| Inventory | \$55,565 | \$53,757 | \$41,987 |

The Market Place - YTD

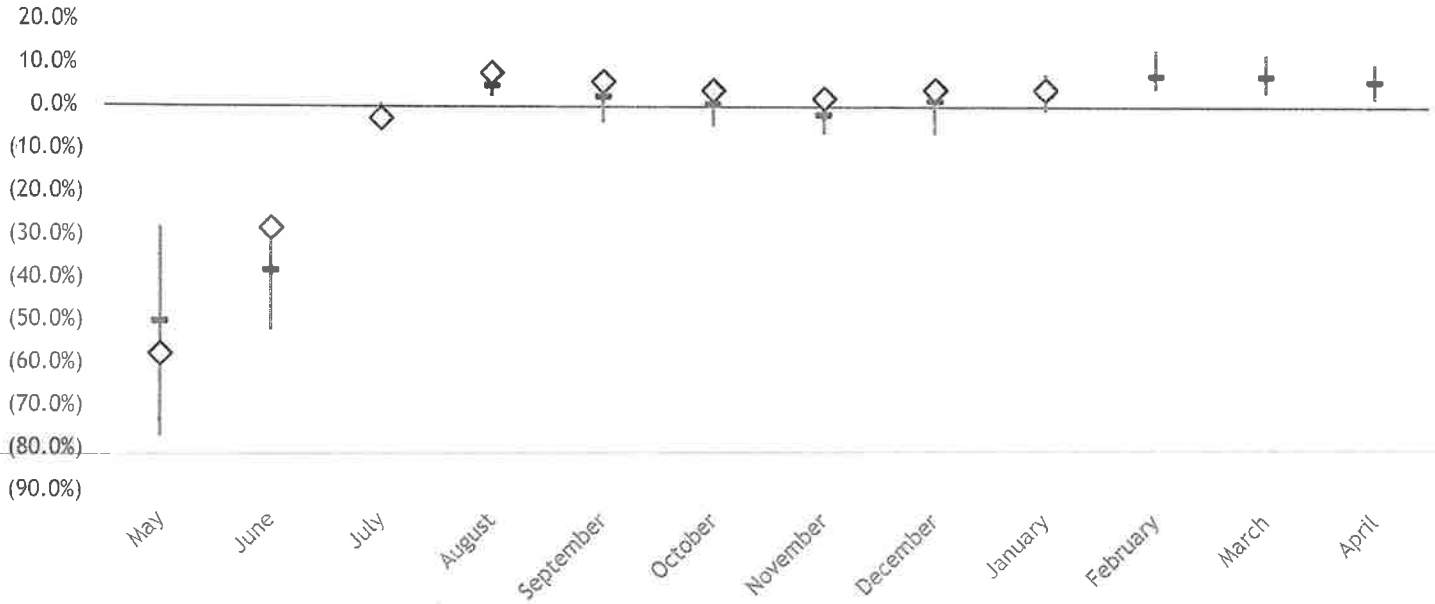
| | | | |
|-----------------------|------------|-----------|-----------|
| Revenues to date | \$369,250 | \$373,596 | \$412,166 |
| Expenses to date | \$418,838 | \$374,459 | \$422,130 |
| Net Surplus (deficit) | (\$49,588) | (\$863) | (\$9,964) |
| Inventory | \$33,389 | \$10,305 | \$16,256 |

Summit/Market Net Surplus (Deficit)

| | | | |
|--|--------|----------|----------|
| | (\$15) | \$45,070 | \$44,137 |
|--|--------|----------|----------|

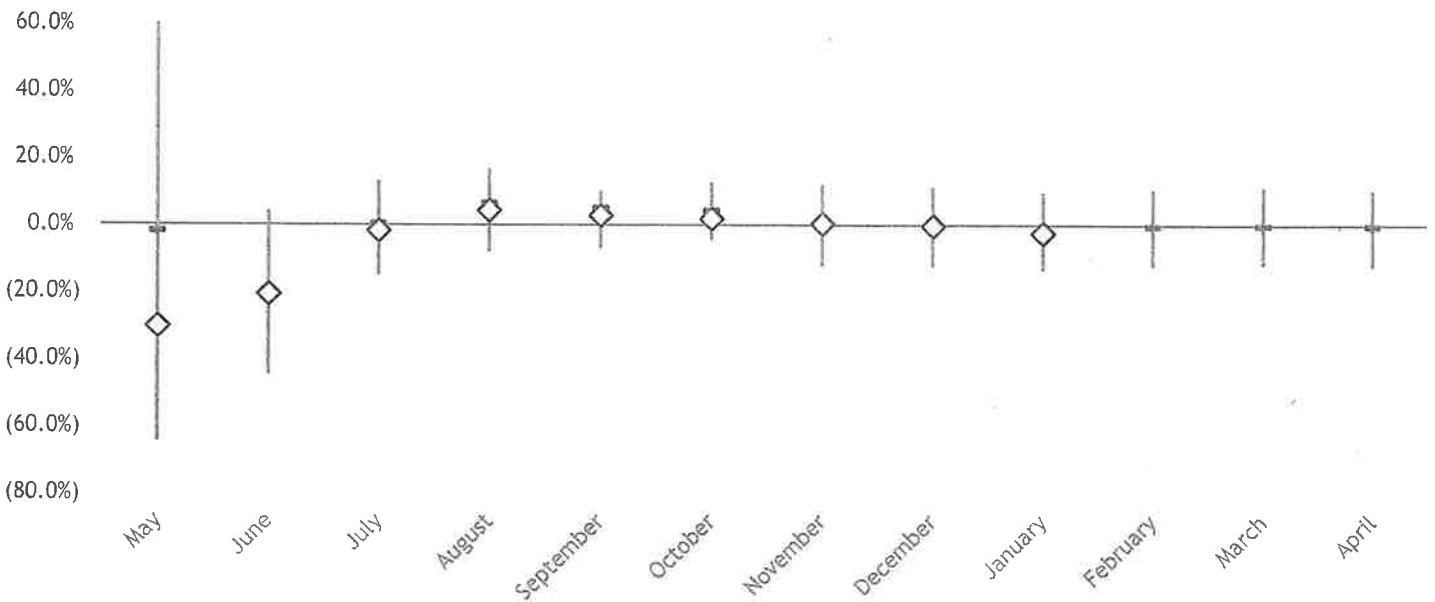
SUMMIT CHART - YTD MARGIN

High Low Average Current



MARKETPLACE CHART - YTD MARGIN

High Low Average Current



| | 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 |

| | | | | | | | | | | | | | | | | | |
|---------------|---|-------------------|---|---|---|---|---|----|----|----|---|---|---|----|---|---|----|
| Apr-19 | 0 | 2 | 0 | 3 | 0 | 2 | 2 | 2 | 9 | 9 | 4 | 4 | 1 | 0 | 3 | 5 | 37 |
| May-19 | 1 | 3 | 2 | 3 | 0 | 0 | 3 | 10 | 5 | 8 | 8 | 8 | 2 | 7 | 2 | 4 | 58 |
| Jun-19 | 1 | 3 | 5 | 2 | 2 | 2 | 8 | 8 | 11 | 16 | 4 | 0 | 0 | 17 | 0 | 2 | 81 |
| Jul-19 | 3 | 3 | 5 | 4 | 0 | 1 | 4 | 10 | 7 | 11 | 3 | 1 | 0 | 0 | 0 | 3 | 55 |
| Aug-19 | 1 | 0 | 2 | 1 | 3 | 0 | 2 | 10 | 9 | 15 | 2 | 0 | 0 | 14 | 0 | 0 | 59 |
| Sep-19 | 1 | 0 | 6 | 1 | 3 | 0 | 2 | 10 | 9 | 7 | 8 | 2 | 2 | 5 | 1 | 5 | 60 |
| Oct-19 | 0 | 0 | 4 | 1 | 0 | 1 | 3 | 17 | 7 | 3 | 8 | 0 | 0 | 12 | 3 | 3 | 60 |
| Nov-19 | 0 | RAISE HOUSE | 1 | 2 | 1 | 0 | 0 | 7 | 4 | 1 | 5 | 0 | 2 | 0 | 0 | 1 | 24 |
| Dec-19 | 1 | 1 | 0 | 0 | 1 | 0 | 0 | 6 | 0 | 1 | 2 | 0 | 0 | 0 | 0 | 3 | 15 |
| Jan-20 | 1 | RAISE HOUSE | 1 | 1 | 0 | 2 | 1 | 4 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 12 |
| | | 1 | | | | | | | | | | | | | | | |
| | | 1 | | | | | | | | | | | | | | | |
| Feb-20 | 0 | screened porch | 0 | 0 | 0 | 0 | 1 | 4 | 2 | 1 | 2 | 0 | 2 | 0 | 0 | 0 | 13 |

Managers' Report

February 21, 2020

Administration

1. Registration for all "toys" are good until April 30th and can not be renewed until after 20/21 dues are paid.
2. Working on collections, will be filing cases in court in the next month.
3. Rentals have been very busy for the holiday week.
4. Advertising and interviewing for a manager for the fitness center.

Public Safety

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

Maintenance

1. Advertising for a maintenance supervisor and Mechanic
2. Plowing and cindering continues.
3. Seasonal maintenance continues
4. Developing a plan for the drainage problem on Karl Hope, it will need to be coordinated with the replacement of the snowmaking line which is in the same location.

Food and Beverage

1. Continue to look for staff for all positions.
2. Preparation for summer will begin in March.
3. PO lounge bar has been successful on busy weekends, will need to install a credit card system for that location.