

**MASTHOPE MOUNTAIN COMMUNITY PROPERTY OWNERS ASSOCIATION
GENERAL MEMBERSHIP MEETING
MARCH 14, 2020
PROPERTY OWNERS LOUNGE**

Transcriber: Kelli Myers

10:00AM Meeting called to order and Pledge of Allegiance said.

Bruno de Vinck stated we have a quorum.

Bruno de Vinck requested a motion to waive the reading of the Minutes.

MAKER: Jim Fox 284FW

SECOND: Peter Torchio 82FW

Motion approved by visual inspection.

Joe Burt will be the Chair Teller.

Bruno de Vinck requested a motion to accept the Minutes.

Motion approved by visual inspection

10:04AM Treasurers Report – Gerhard Buhler-see attached.

Property Owners' Questions:

Joseph Kosiba 213FW-He was inquiring about the 100% of the profit funding going back into The Summit and Marketplace (Food and Beverage Reserves). He continued that currently 25% goes back into the Summit and Marketplace the rest goes into the General Fund. What happens if there is no profit? Gerhard answered then nothing would go into the Reserves. Joe asked if that would lead to a Capital Assessment. Gerhard responded yes, that would be handled separately. Property Owners already contribute to the Capital Reserves within their annual assessments. Since he has been treasurer, he has not seen the food and beverage department not make a profit.

Bruno de Vinck introduces Ed Anderson. He is a representative from the accounting firm that tallies the proxies. He also introduces Masthope's attorney, Alan Young.

President's Report-June Carrozza-She explains that we made adjustments for voting with this meeting due to COVID-19. Legal was consulted. Proxies are being accepted during a specified time at the office and then given to Ed Anderson to open and tally, following a chain of custody. She continued that it was a challenging winter. There was not a significant amount of snow. Recreation Management did a great job making snow and getting the mountain open. This is the last weekend for skiing this season. She thanks all of the Masthope Staff. Linda, Nick and Paula are doing a great job managing the Summit. She thanks the office staff, marketplace and maintenance. Maintenance is going the extra mile during this time. Tim James has moved on as well as Cathy Hampe from fitness. We wish them the best of luck. They will be missed. You will be seeing a lot of new faces joining our staff. We need volunteers to join our many committees. There are a lot of open spots. She receives a lot of correspondence about what is wrong within the community. It would be helpful to hear suggestions on how we could make things better. All committee meetings (excluding the Audit Committee Meetings) are open to the membership to attend. She reminds the audience that there is a townhall meeting immediately following this meeting regarding the proposed covenant revision. Our attorney, Alan Young along with the Document Review Committee will be in attendance to answer any questions. She thanks everyone for attending today's meeting.

Bruno added that Masthope is a small town minus education. Volunteers are necessary for the operation of the community.

Managers' and Ski Report-Randy Schmalzle-He reiterated that there is great staff in place. It has been a strange winter. It was difficult for maintenance with some of the storms. There was not a lot of snow to plow but ice would quickly follow leading to messy roadway conditions. Maintenance has already started spring cleanup in the community. He thanks the office staff and compliments the work that they do. He acknowledges the work that goes into the mailings for these meetings and thanks the volunteers that help with the mailings as well. There are summer projects that will be voted on today. He continued that the winter was very strange. There was a lot of rain. This was one of the years when water was no issue for snowmaking. It was still a good ski season. He thanks the membership for their continued support with the upgrading of the snow making equipment. That has allowed them to maintain the mountain especially after all of the rain. The mountain lost a foot of snow in one night due to torrential downpours just the other evening. Ski staff was great this year. Dan Johnston is retiring this year. We wish him well.

No Property Owners' Questions.

Budget Presentation-Gerhard Buhler-see attached.

Property Owner's Time:

Jerry Ferraiuolo 861RF-He asked if the RFI Project would be in place for the summer. Gerhard explained that the gates are more so for the ski mountain. The technology of the gates is similar to that of EZ Pass. We do not know when it would be in place. Replacing the handheld scanners will take place sooner.

Susan Kormendi 1018FW-Asks if the pool deck expansion would be increasing the deck or is it just adding more furniture? Gerhard responded that this project is increasing the deck and adding furniture. It will not be expanding the actual pool. Randy added that it will be moving the fence line and adding an additional seating area.

Lee Siegfried 199RF-She asks if Masthope was going to dredge the lake. She noticed a lot of overgrowth and snakes. Gerhard explained that we contract Aqualink to spray the lake for milfoil. Dredging would entail getting state permits. She feels that the growth is taking over. Gerhard explains that overall, they have been successful in maintaining the growth of milfoil. The spraying keeps it under control.

Joe Cox 293FW-Was there any consideration of expanding the pool itself. It does get overcrowded. Gerhard explained that this project is only for the deck expansion. Randy answered that over the last ten years, there have been many conversations about increasing the pool size or a new pool and/or adding a splash pad. When it went up for a vote, it was voted down. There is still talk out there about a new pool. June added that this is something that the Strategic Planning Committee could research for the future.

Ivy Chait-Skow 651CF-She asked if Randy had the information about the pool capacity. Randy explained that Ron did look into this however he does not have the information with him today. She is concerned because the pool is already overcrowded. Increasing of the number seats could make this problem worse and over capacity. She asks about the lodge door project and where would the door be placed? Randy and Gerhard explained that the door would go where the windows and bench are located between the bathroom doors. Randy explained that we get a lot of complaints from members about having to wear shirts and shoes into the lodge. This door would eliminate this issue. If someone wanted to go directly into the restrooms without shoes or shirt,

they could do so using this door. There would be a rope separating the rest of the lodge which would require shirts and shoes.

Vincent Abbatiello 229MR-There seems to be an over usage of the pool. This seems to come from rentals. Have we thought about increasing the amount that we charge for rentals? Gerhard explained that the Rental Policy Committee is looking into different options. They are creating a proposal to put before the board and rental charges are being reviewed and discussed. June added that this is another committee that one could attend the meeting however you cannot speak out during it. You can email any comments or suggestions to boardpresident@masthope.org and she would forward to the intended recipient.

Joe Bert 300FW-He asks if the Rental Policy Committee could have a meeting where property owners could speak out? Gerhard answered yes, the committee could arrange one.

Susan Kormendi 1018FW-She stated that this is the first time she has attended a meeting and feels welcomed and that her opinion matters. She has witnessed 25-30 people renting in one house at a time. This is a growing problem. She has had to knock on windows asking people to turn their music down at 6 in the morning. June explained that the best way to handle this is to call public safety. She said she has done that. June continued she could contact the office also. The office would know if these are legal rentals or illegal rentals. Susan asked if the Rental Policy Committee is looking into these issues. Alan Young responded that this is a growing problem in all communities. Some municipalities are looking into the occupancy of buildings to alleviate some of these problems. Masthope needs to have proper language in its documents also to enforce rental rules and regulations. Gerhard added that the committee has been working off of Monroe County's Ordinance template as a guide while creating a proposal.

Robin Hoose121FW-Is it possible to figure out the occupancy in each rental unit? Gerhard answered that this is part of the Proposed Rental Policy.

Voting on the Motions:

Preamble #1

Whereas the continuing operation of the Masthope Community require an increase of \$39 for single improved lots and single unimproved lots over the prior year operating budget, therefore be in resolved,

MOTION: 01:03:14:2020

Approve the increase of \$39.00 to each 2020-2021 dues assessment for single improved lots and single unimproved lots.

Vote Taken: 182 Yes

100 No

Motion passed.

Preamble #2

Whereas there are existing contractual capital assessments for the ski loan, lodge loan, and beach house/river park loan in the amount of \$332, and
Whereas our Bylaws prescribe a mandatory Minimum Annual Assessment of two percent (2%) of the previous year's total Operating Budget for the Restricted Reserve Account-General, corresponding to an amount of \$57, and
Whereas money is needed for funding the Capital Asset Reserves for community owned ski assets in the amount of \$55, therefore be it resolved

MOTION: 02:03:14:2020

Approve the addition of \$55.00 to each 2020-2021 dues assessment for Capital Ski assets in the Restricted Reserve Account-Ski.

Vote Taken: 161 Yes
120 No

Motion passed.

Preamble #3

Whereas an upgrade is needed for the ID Pass Scanning system in order to enable more accurate usage data of amenities and potential future financial transactions, which will add \$41 to each Capital Assessment, therefore be it resolved,

MOTION: 03:03:14:2020

Approve the addition of \$41.00 to each 2020-2021 dues assessment for an ID Pass System upgrade

Vote Taken: 140 Yes
143 No

Motion failed.

Preamble #4

Whereas an expansion of the current pool deck is needed to provide additional seating area for our pool, which will add \$23 to each Capital Assessment, therefore be it resolved,

MOTION: 04:03:14:2020

Approve the addition of \$23.00 to each 2020-2021 dues assessment for an expansion of the pool deck area.

MAKER: ROBIN HOOSE 121FW

SECOND: ANTHONY FALCONE 229FW

Vote Taken: 183 Yes
102 No

Motion passed.

Preamble #5

Whereas several building improvements are needed to provide external access from the pool to the lodge restroom facilities, and to provide shelter for external equipment at the Marketplace and the Maintenance Buildings, and which will add combined \$13 to each Capital Assessment, therefore be it resolved,

MOTION: 05:03:14:2020

Approve the addition of \$13.00 to each 2020-2021 dues assessment building improvements at the lodge, the marketplace and maintenance buildings.

MAKER: ROBIN HOOSE 121FW

SECOND: VINCENT ABBATIELLO 229MR

Vote Taken: 179 Yes
103 No

Motion passed.

Preamble #6

Whereas additional kayaks and pedal boats are needed to be used at the beach, which will add \$4 to each Capital Assessment, therefore be it resolved,

MOTION: 06:03:14:2020

Approve the addition of \$4.00 to each 2020-2021 dues assessment for the purchase of additional kayaks and pedal boats.

MAKER: ROBIN HOOSE 121FW

SECOND: PETER TORCHIO 82FW

Vote Taken: 181 Yes
103 No

Motion passed.

Bruno asks for a motion for adjournment.

Maker of the Motion: Joe Kosiba 213FW
Second: Inaudible

Motion passes by visual inspection.

Meeting adjourned 11:20am.