

**Masthope Mountain Community
Board of Directors Meeting
September 26th, 2020**

Recorder: Nicole Jacobus
Transcriber: Kelli Myers
Teleconference

8:30 AM Meeting called to order.

Roll Call: Present Gerhard Buhler, June Murphy Carrozza, Bruno de Vinck, Anthony Falcone, Jim Fox, Tom Garrity, Herman Matfes, Ed McClary, Foster McCoy, Chris Pisani, and Eugene Principe.

Bruno asks for the approval of the agenda. Bruno added that there some motions to be added. One motion is to add Maria Porter to the Audit Committee, and one is to renew the Ski Committee and its members.

The agenda was approved unanimously.

Treasurer's Report- for period ending August 31st, 2020-Gerhard Buhler-see attached. Gerhard expressed his admiration for the food and beverage staff. Both the Summit and Marketplace have worked diligently to control costs during this rigorous year. For their figures to be in the black is outstanding. He continued that the bank did approve the restructuring of the loan to finance the pool project. The paperwork should be arriving in the next few days. In the last meeting, there was a question regarding the number of properties and their amounts in arrears. There is a total amount outstanding of \$325,190.

Treasurer's Report was approved unanimously.

President's Report-June Carrozza-See attached.

Manager's Report-Tom Thompson-See attached. Bruno asked if the 50% capacity of the restaurant applies to the bar. Tom answered yes it applies to the bar area also. Eugene explained how Leeward Construction, that is doing paving work for Aqua, is not putting up road closure signs which make navigation difficult. Tom responded that both he and Randy spoke with Leeward and Aqua about that situation and told them that was not acceptable, but it appeared to have fallen on deaf ears. They continued to go down on a daily basis to try to rectify the situation. He continued that he feels this was one of the worst job sites he had witnessed in quite a while. Eugene thanks Tom for doing a great job. Jim Fox added that it was a terrible job done by Leeward and Aqua. Jim added that some piping was left behind. Tom stated that they are coming back to clean up any items that were left behind.

Bruno asks for the approval of the minutes from the August 26th, 2020 board meeting. Minutes approved unanimously.

Correspondence-See attached.

Ski Report-Ron Schmalzle-This is going to be a challenging season due to COVID-19. Outdoor activities do offer a good form of recreation during this time. The golf industry is at an all time high which is a good indication that people will opt for outdoor activities. One of the biggest challenges that ski will face is staffing. We will have to pay more and compete for that same workforce which other employers try to hire. Our ski capacity is approximately 8,500 people. It is based on lift capacity, acreage, parking, etc. If ski gets limited to 50% capacity, it leaves them in a good spot. On some of the busiest days the number of people at the ski area is approximately 3,000. The difficulty arises with indoor spaces. Ron continued he does not feel that the 50% capacity for indoor dining will change for the season. The lodge is being considered part of the food and beverage establishment. If it were not, we would be limited to an indoor gathering of 25 people. The capacity of the lodge is 700 people. That would allow the lodge to have up to 350 inside at one time. They are continuing to explore various options. The Ski Area is looking into getting an RFID System for ski passes. Skiers would get scanned and not have to display their passes. This would allow patrons to purchase lift tickets online and print out their card and there will be the ability to reload the card multiple times. This will create a database for future reference to make the pass use even simpler. Ski applied for a grant to get this system in place. The rental shop will become automated also. They hope to move this technology somehow into the food and beverage operation and the community as well. Masks will be required in all areas except when skiing on the mountain. They anticipate a busy season, but it is going to be much more costly to operate. Management is currently negotiating energy costs for the mountain. Insurance costs are increasing across the industry. Ticket prices will be increasing to offset some of the costs. June asked if they were looking into any type of space heaters or outdoor fire pits. Ron stated that yes, they are looking into outdoor heating along with seating. Herman added that only limited outdoor heating is needed due to people already wearing winter gear. He feels that the outdoor seating is important. Ron agreed. Gerhard asked about staffing and the concern about getting qualified staff members. Ron stated that they will hire whoever applies. The key is to have competitive wages. Pennsylvania's minimum wage is \$7.25 however no business will start a new hire at that amount. Ski's starting rate of pay would generally range from \$10-\$12. This year's starting rate will most likely be closer to \$15. Every employer will be competing for the same work force. Ski is looking to be more efficient in their operations. Some ski areas are limiting their operating hours. They do not want to limit ski hours. Ron continued that they are fortunate that Lori is the president of the Pennsylvania Ski Areas Association and sits on a steering committee with the national association. Both associations provide valuable information for ski. Jim asks if they considered using the Tiki area for seating. Ron answered yes. That area gets sun during the day, and they are considering utilizing that area. Jim further suggested opening the Tiki Bar for service. Ron answered that the bar is not winterized for outdoor service. Gerhard answered that the Tiki area is the only spot that goes directly outside to deliver food. Ron answered yes, it is. It could limit the number of people entering the lodge for food. Gerhard suggests that we should utilize our Weekly Messages, etc to get information out on how the ski season will be handled. Discussion continued.

Committee Reports-

ECC Committee-See attached-Jim Fox-He explained that he and Peter Torchio are driving around the community to ensure property compliance. They were pleasantly surprised by the overall upkeep of properties. They feel that the grass is high near the curbs. When they find a violation, they are taping a form to the window notifying the property owners that they need to bring their property into compliance.

Financial Committee-Gerhard Buhler-The committee met last week to get the ski report from Lori and Randy. He continued to explain that the grants that the community and ski applied for must be used by December 31st. There is a lot of work that will need to be done to meet the time constraints. June added that when the new system is in place, homeowners will need to get new passes. Gerhard explained that his focus at this point is the billing of the system not the actual converting of the passes, which can be done as a later phase of the overall project.

Document Review Committee-Tom Garrity-See attached. June added that the current covenants are 40 years old. She suggests for everyone to read both the current and the proposed covenants and cast your ballot. Gerhard agreed with June that the covenants in place are outdated.

Strategic Planning Committee-Robin Hoose-See attached.

Beautification Committee-June Carrozza stated that she spoke to Leatrice Langer and Leatrice felt that the committee is not needed at this point. They were originally to focus on the Four Corners which is complete. The community looks great and the committee could be reinstated later again if needed. Tom thanked John and Judy Grandy and Kathy Green for repainting the signs at the Four Corners. Bruno added that the committee did a great job on the Four Corners. Gerhard asked if the board agreed to dismiss the Beautification Committee with a motion for later in the meeting, and it was agreed. Herman echoes thanks to John, Judy and Kathy.

Fire Prevention-Jim Fox-It is dry conditions. Fire houses are still showing low fire danger. He expresses that whoever burns should use caution and keep a working hose nearby. He also reminded everyone that you cannot burn pressure treated wood.

ID Pass and Rental Review Policy Committee-Gerhard Buhler-No new activity to report. The township is looking into short term rental policies. The committee will review the township's decision once it is published.

Technology Committee-Herman Matfes-The committee is happy to hear about the grants that the community and ski applied for. The committee has been looking at two different pass systems. One is more no frills that would easily integrate with other programs. The system the committee prefers is the Axess System. This system presents great opportunities for the community. June clarified that the Axess System is the one that the whole committee recommends.

WLA-Gerhard Buhler-There is a meeting in October. They will discuss repair work on the road over the dam. They are getting estimates for the repair. Gerhard reminded everyone that the fish study that was conducted on Westcolang Lake is on the Masthope website.

New Business:

June explained that there was a formal complaint on the noise that ATVs emit. Masthope purchased a decibel reader to measure the sound of suspected ATVs that may emit louder than permitted noise. Public Safety will pullover any ATV that appears to be too loud and get a reading. Herman added that the loudness could also be due to a failing exhaust system.

Bruno explained that a group submitted a petition to end grandfathering. June detailed the process that the group used to get this item to go before the membership at the November

General Membership Meeting. Gerhard further explained that the DRC is working on changing the wording in the bylaws on how members bring items to a GMM for a vote. This was followed by further clarification of grandfathering in the community and how it creates different classes of owners.

Bruno explained that the renewal of the Ski Committee is next. The committee is tasked to enhance your ski experience. In the past, this committee has also organized the Ski Swap. June explained that they had a meeting with the committee members to see how to move forward. In the past, the committee was set up as a financial control to ski. The committee would like to help with certain aspects of ski such as the ski swap and ski carnival, etc. Tom has started the steps to get the ski swap in place. Gerhard asks why we still need a ski committee. He feels that volunteers would work just as well. The new ski contract is a straight lease agreement unlike that agreement in the past. Herman stated that he feels committees give good feedback to the board and it is helpful information. June added that some of the members are very knowledgeable and passionate about ski. She feels that it is good to have eyes to see what could be improved for your ski experience. Ron explained that the committee was originally formed to help with financial decisions on lifts, trails, contracts, etc. The new contract is now a stand-alone lease agreement. The original responsibilities of the committee are no longer applicable. Discussion continued.

Bruno asks if we will be able to have trunk or treat this year. June explains that flyers are out for trunk or treat and a haunted walk. Tom added that we will have trunk or treat and the haunted walk on Saturday, October 24th. There will be a best dressed golf cart contest on Saturday, October 31st.

June explained that some properties need to be addressed. There are some homeowners interested in purchasing Masthope properties to combine with their original property. The first property is on Pebble Rock. The second one is on Plateau; however, this property gives us access to the ski hill if needed. The homeowner was told that we will not sell the Plateau property. One owner would like to buy a set of adjacent properties and then give one of the properties back to Masthope since it is unbuildable. Masthope is not in the business of taking properties back from homeowners. June asks for board members opinions. The board agreed unanimously to sell the 193 Pebble Rock Road and to not take back the unbuildable lot. One homeowner wants to unmerge their lots. They were told that they need to first get permission from the township. Once the township permits it, then the request would then go to the GMM for a 2/3 vote of the quorum. The property owner would also have to pay three years of back dues. Bruno stated that it would be beneficial for Masthope when receiving dues. Gerhard added that larger lots preserve the character of the community, which was the original intent of the lot combination program. Anthony agreed that it does preserve Masthope's character. Jim worries that this could lead to more homeowners wanting to unmerge properties. The policy in place may need to change in the future. Discussion continued.

June, Bruno and Gerhard read the proposed motions.
June thanked Maria Porter for rejoining the Audit Committee.

June addressed the DMAP program. There are 50 tags available. 12 hunters signed up as of last week. There is a meeting today that you can attend for information on the DMAP Program. The hunt is only for antlerless deer. Hunting is Monday-Thursday only and the hunter must qualify with their bow before receiving their tags.

Property Owner's Time:

Jerry Ferraiuolo 861RF-Is the grandfathered proposal general in nature or specific? How many votes are needed for the motion to pass? Gerhard answered that the proposal is specific in nature regarding passages in our rules and regulations regarding grandfathering. If it passes, the passages would be removed from the rules and regulations. This is a board vote. The proposed changes by the DRC for the Bylaws is a membership vote.

Maria Porter 1246FW-She stated the combined lots were to cut down on the number of houses and owners to help preserve our amenities. If this gets approval, we will need to reevaluate our amenities.

Christine Brown 71CM-She is asking how the lodge will be run during ski season as it would fall under the restaurant guidelines. How can you track the number of people in the lodge? She is concerned how this can be done safely and fairly. Ron explains that with the lodge falling under the restaurant guidelines we can operate at 50% capacity. If it was to operate as a ski lodge, we would only be permitted to have 25 people in the lodge. The benefit is that it will increase capacity. Management will limit the actual number of seats by 50%. He continued that this is not going to be easy however we continue to explore options. There will be more information to follow.

Kurt Larson 486FW-How common is illegal dumping in the community? Is there any talk about extending compactor hours? June answered that there is no talk about extending the hours. We have accommodated some in the past by having someone meet them at the compactor to dispose of their trash when the compactor has been closed. This is difficult to pull a staff member from their job to go to meet someone at the compactor. We encourage homeowners who rent to inform their renters of the compactor hours and to even take their trash home if they cannot get to the compactor during regular hours.

There was no Executive Session after today's meeting.

MOTION 01:09:26:20

Whereas the Audit Committee is a standing committee as per the bylaws of the Masthope Mountain Community, with one Chairperson and a minimum of three (3) and maximum of seven (7) other members.

Whereas the Chairperson of the Audit Committee, Joann Ferentz has recommended Maria Porter to serve as a member.

Therefore, be it resolved that the Masthope Mountain Community Board of Directors appoints Maria Porter as a member of the Audit Committee

FIRST: HERMAN MATFES

SECOND: FOSTER MCCOY

MOTION PASSES: FOR 11, AGAINST 0

MOTION 02:09:26:20

Whereas the Ski Committee is a standing committee as per the bylaws of the Masthope Mountain Community (Article V, sub.G) with one Chairperson and a minimum of three (3) and maximum of seven (7) other members.

**Whereas there is a need to annually approve committee members,
Whereas the board expects to receive suggestions from the Committee regarding
improvements of the Masthope Ski Area based on their expertise.**

**Therefore be it resolved that the Masthope Mountain Community Board of Directors
approves the following members to the Ski Committee: Lisa Lawler-chairperson, Louise
Bell, Jerry Ferraiuolo, John Grandy, Tom Hillpot, Frank Hoffman, and Leatrice Langer**

**FIRST: JUNE CARROZZA
SECOND: ANTHONY FALCONE
MOTION PASSES: FOR 11, AGAINST 0**

MOTION 03:09:26:20

**Whereas the Beautification Committee had been created as an ad-hoc committee to help
management with beautification of the community, and
Whereas the work is completed with no additional initiatives needed**

**Therefore, be it resolved that the Masthope Mountain Community Board of Directors
expresses their appreciation to all Committee volunteers for the work that has been
done over the past several years and motions to dissolve the Beautification Committee**

**FIRST: JUNE CARROZZA
SECOND: JIM FOX
MOTION PASSES: FOR 11, AGAINST 0**

MOTION 04:09:26:20

**Whereas the current Masthope Mountain Community ID Pass System is at the end of its
useful life and in need of replacement, and
Whereas a new ID Pass System based on RFID technology is consistent with the
recommendations of the Committees for ID Pass Policy and Technology, and
Whereas a system of this type will enable and improve compliance with public health
and safety recommendations under COVID-19 conditions,**

**Therefore, be it resolved that the Masthope Mountain Community Board of Directors
approves the procurement of the Axxess system for Property Owner IDs, including funds
needed for system integration work, at a cost of not exceeding \$59,000. Additionally,
the board approves funds in the amount of \$12,000 for RFID equipped ID cards to start
replacing the existing barcoded cards. Payment to be made from Capital Reserves with
offsets provided through any approved Pike County COVID mitigation grants.**

**FIRST: HERMAN MATFES
SECOND: GERHARD BUHLER
MOTION PASSES: FOR 11, AGAINST 0**

Meeting adjourned 10:31am.

Treasurer's Report for Period Ending August 31, 2020

Unaudited

Collections - YTD

	Aug 19	Jul 20	Aug 20
Total	2038	2034	2034
Billable	1718	1714	1714
Paid in Full	1434	1396	1414
Percent	83.5%	81.4%	82.5%
Outstanding - Lots	284	318	300
Outstanding - Dues	\$316,872	\$467,754	\$325,190
Total Bad Debt Lots	31	31	31

Unrestricted Income and Expense - YTD

	Aug 19 YTD	Jul 20 YTD	Aug 20 YTD
Revenues to date	\$2,589,342	\$2,439,589	\$2,570,393
Expenses to date	\$979,693	\$627,613	\$883,633
Net Surplus (deficit)	\$1,609,650	\$1,811,977	\$1,686,760
Margin (Net/Revenue)	62.2%	74.3%	65.6%

The Summit - YTD

Revenues to date	\$723,549	\$341,493	\$534,997
Expenses to date	\$667,978	\$318,174	\$463,324
Net Surplus (deficit)	\$55,570	\$23,320	\$71,672
Inventory	\$36,555	\$37,082	\$34,147

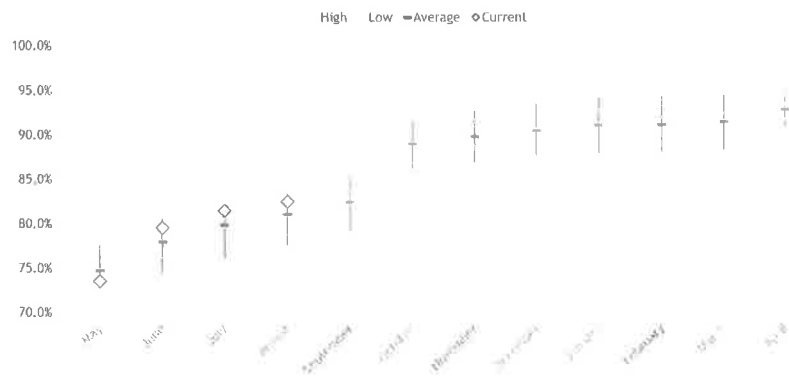
The Market Place - YTD

Revenues to date	\$226,399	\$138,687	\$205,986
Expenses to date	\$216,455	\$123,170	\$182,526
Net Surplus (deficit)	\$9,944	\$15,517	\$23,460
Inventory	\$10,805	\$22,379	\$20,764

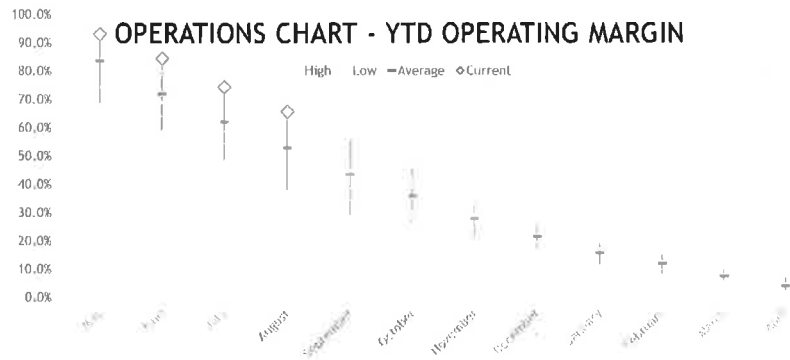
Summit/Market Net Surplus (Deficit)

	\$65,514	\$38,837	\$95,133
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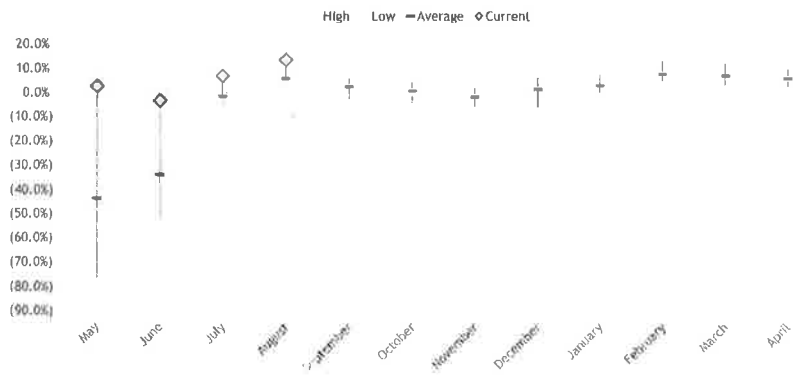
COLLECTION CHART - YTD



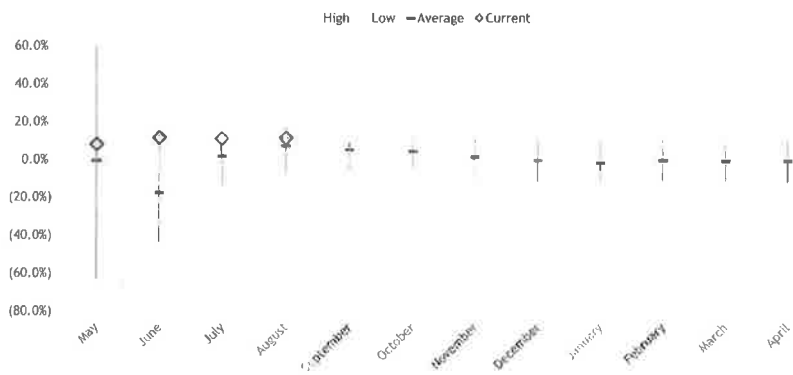
OPERATIONS CHART - YTD OPERATING MARGIN



SUMMIT CHART - YTD MARGIN



MARKETPLACE CHART - YTD MARGIN



President Report

We are continuing to meet only virtually with members due to Covid 19 restrictions, but we are teleconferencing from home. The temperatures are dropping, and leaves are changing. We have gotten through the summer season on a good note, with our amenities open. So, thank you everyone for your cooperation.

Now the exciting part begins! The deck expansion is close to done, and the first phase of the new pool complex is starting. Since January we have had 110 resale packages requested. Masthope is prime real-estate. Some of our homeowners are moving on and many new faces have arrived. So welcome to all our new owners. We encourage everyone to look at the Property Owner Handbook and review and follow the rules and regulations that make our Masthope Mountain Community what it is.

In the last Board meeting, we heard from our ECC committee about the issues they are facing. We have met with the ECC and discussed their concerns. They would like me to remind everyone to clean out their culverts, cut overgrown grass, weeds, and keep your lots tidy. They will be on the road issuing letters for those who are noncompliant.

Our Property Owner Handbook, Section XVII, has clear restrictions on signs in the community. All political signs must be removed.

Roads in the community are being paved. There has been a motion submitted to the BOD for the next General Membership Meeting from homeowners concerning grandfathering. The motion wishes to bring to the membership a vote to remove grandfathering language from our handbook. You will be receiving that information in your upcoming mailing in October for the November GMM.

Please continue to be safe, wear your mask and observe Covid-19 guidelines.

Correspondences

I received 43 correspondences this month. It is good to hear your input. There are too many of these letters to mention each and every one, but here is a summary:

- The interest group Homeowners Who Rent would like to make a template for their homes with guidelines for renters with input from management. They also suggested purchasing \$25 gift certificate from Summit to help with any shortfalls this year due to Covid-19 restrictions on dining.
- Questions and ideas for committees continue.
- Positive comments about the new pool design.
- Suggestions on iceless rink, bow range, walking trails down the mountain. Strategic planning is reviewing all Masthope Property for long range strategic planning.
- Reports of increased bee activity, very normal for this time of year, the area was sprayed.
- On the lake: Complaints about boats going the wrong way, increased speed. Our Docks in need of repair.
- Report of larger than 18-foot watercrafts with Masthope sticker. Office is investigating and letters will be issued.

- Concerns on ATV/UTV and golf cart rules and ages of the children. Noise complaints on ATV and UTV. A reminder that parents must be riding with their children. Public safety will be enforcing our rules. A decibels meter was purchased to check on noise levels.
- Request for mailbox for part timer. The owner was directed to USPS.
- Suggestions to have a Welcome party to New Property Owners to review rules. Great idea for future post covid.
- Request to have more ATV training. Recommendation of another interested homeowner who would like to do it.
- 4 different Lot purchase issues. To be discussed later.

DRC UPDATE TO BOD 9-26-2020

Good morning, I'm Tom Garrity and I'll be reporting for the Documents Review Committee.

It's HAS been a busy month since our last meeting:

- The committee continues to work on a proposed sunseting amendment to the bylaws. The plan is still to have it ready for the March GMM.
- The committee continues to work on SOPs to define the responsibilities of the two appeals committees, the Environmental Control Appeals Committee (ECAC) and the Citation Appeals Committee (CAC).
- The Committee has expressed the need for both Appeals Committees to update their decision form with comments for their decision, including specific reasons for their decisions. This will guide management, ECC, and DRC regarding rules, fines and processes that will increase compliance
- The Committee is developing a Declared Emergency Clause due to challenges that have arisen from the COVID-19 pandemic.
- The Committee is working on a proposed Bylaw update to the requirements for member petitions. This will address the differences for simple motions verses motions that target Bylaws changes. We are also evaluating the number of petitioners required and the advanced-notice timeframes.
- Finally, the committee is undertaking the task of separating the Handbook and the Rules & Regulations into two documents. The First pass is currently being discussed. This will be a long and detailed project that upon completion will vastly improve the manner that our community is managed.

Please note, that In the fall newsletter, you will find a reminder that the revised Covenants balloting is still open. With COVID-19 and all of the pending business being considered by our community, this item has faded from the foreground. As we move forward with new improvements like the pool project and the various amendments to our programs and practices, the revised Covenants is something that all property owners should consider voting for, if you have not done so already. As a community, the Covenants define who we are and how we conduct business, getting them approved demonstrates that we are united as we move forward. Please read the overview of the Covenants in the newsletter and then submit your ballot.

	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	9	9	4	4	1	0	3	5	37
May-19	1	3	2	3	0	0	3	10	5	8	8	2	7	2	4	58
Jun-19	1	3	5	2	2	2	8	8	11	16	4	0	17	0	2	81
Jul-19	3	3	5	4	0	1	4	10	7	11	3	1	0	0	3	55
Aug-19	1	0	2	1	3	0	2	10	9	15	2	0	14	0	0	59
Sep-19	1	0	6	1	3	0	2	10	9	7	8	2	5	1	5	60
Oct-19	0	0	4	1	0	1	3	17	7	3	8	0	12	3	3	60
Nov-19	0	RAISE HOUSE	1	2	1	0	0	7	4	1	5	0	2	0	1	24
Dec-19	1	1	0	0	1	0	0	6	0	1	2	0	0	0	3	15
Jan-20	1	RAISE HOUSE	1	1	0	2	1	4	0	0	0	0	1	0	0	12
Feb-20	0	1 screened porch	0	0	0	0	1	8	4	1	6	0	2	0	0	23
Mar-20	0	0	0	0	0	1	2	3	4	0	2	0	3	0	4	16
Apr-20	0	1	1	0	2	0	1	5	0	4	0	0	3	0	2	23

	NEW/H	ADDITION	DECK 1 rep. steps	GARAGE	SHED	SIDING	ROOFING	TREE	BURN	PAINT/STAIN	SIGN	LANDSCAPE	DRIVEWAY	PROPANE	DUMPSTER	
May-20	1	0	1	1	1	2	4	2	11	13	2	3	14	0	1	70
Jun-20	1	0	4	2	3	3	2	18	12	21	2	4	29	2	2	105
Jul-20	1	1	3	4	0	0	2	17	10	12	12	5	22	0	4	91
Aug-20	3	1	1	1	1	0	2	20	8	11	3	0	19	0	4	74
Sep-20	0	0	3	0	3	0	1	16	4	10	2	1	12	0	3	55

Report for the Board of Directors September 26, 2020 Meeting

The Strategic Planning Committee met in person on August 29. The Committee's main goal was to review the large map of the community to gain an insight into where the various trail systems are located with the intent to upgrade, manage and or expand trails as needed. Matthew Spalding had already ridden many of the trails in preparation of the meeting and was able to provide some information to those of us who do not utilize the trails. He is also developing a trail system map to aid us in our future trail system endeavors.

We are hopeful of receiving input from a diverse group of community members currently utilizing the various trails in order to develop a thorough plan for the future of our trails.

Our next meeting will be meeting today, 9/26 at 12:30 in the POC lounge.

Thank you.

Respectfully submitted,

Roberta E. (Robin) Hoose, Chair

ManagersReport

September 23, 2020

Projects

1. Road Bids – Roads are currently being paved. Shoulders will be done, and patching will be completed in the next month.
2. Pool Project
 - a. Conditional use permit granted by the township.
 - b. Engineering packet to be delivered this week.
 - c. Initial pool bid to be received this week.
 - d. Engineer packet for remodel of pool building received. Construction will be done upon final plan approval this fall.
 - e. Site work has begun.

Department reports

Public Safety – There continues to be a higher than normal number of people in the community.

We will be moving forward with installation of replacement video equipment in multiple areas of the community.

Lake and Pool – Both areas have been inventoried and put to bed for the winter. Even with the additional staffing hours and costs due to covid this area came in under budget. Thank you to Tom for keeping a close eye on operations.

Food and Beverage – As of September 21 we are permitted to move back to 50% occupancy in the Summit. There are still restrictions in place dictating how business is done so please be patient.

Nick and Linda have done a excellent job these past several months, even with total sales down considerably they managed to complete the summer operating in the black.

We have met with them and are developing a final plan for the winter, there will be a new menu introduced and we will continue with the takeout program. As with everything else all is subject to change on short notice.

The Market Place continues to provide great service, the staff has done a excellent job. They have begun to move in to fall mode offering some hot items. Please remember you can send in your order via text and it will be waiting on your arrival.

Thank you to all who continue to support our food and beverage operations.

POC office – Limited access continues, while it can be time consuming it has worked and our members are getting the service they request.

There has been considerable movement on the real estate front. Many properties are changing hands, this will bring additional money into the capital reserve and excited new members to the community.

Several vacant lots purchased were in arrears, the back dues have been settled bringing owed money to the community and creating a property owner in good standing moving forward.

A grant has been applied for to implement the Property owner ID system; the grant announcement is now expected for October.

The township is working on a short-term rental policy, it was introduced at last months Planning Commission meeting. There will be additional conversation at the October 7th meeting.

Maintenance

Preparation for winter is underway, plow trucks are being prepared, summer equipment being winterized.

Leave cleanup will begin shortly.

Docks will be removed in later October.

Ongoing roof work completed on lodge.