

**Masthope Mountain Community  
Board of Directors Meeting  
November 21, 2020**

Recorder: Kelli Myers  
Transcriber: Kelli Myers  
Teleconference

8:30 AM Meeting called to order.

Pledge of Allegiance.

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

Absent: Herman Matfes

Bruno asks for the approval of the agenda.  
The agenda was approved unanimously.

Bruno asks for the approval of the October 24th, 2020 Board of Directors Meeting Minutes.  
The Minutes were approved unanimously.

Treasurer's Report- for period ending October 31st, 2020-Gerhard Buhler-see attached.  
Bruno compliments the food and beverage departments for their hard work and impressive financial numbers during this time.

Treasurer's Report was approved unanimously.

President's Report-June Carrozza-See attached.

Manager's Report-Randy Schmalzle-On 11/17 the PA Department of Health added more COVID-19 restrictions. Masks are required and there are new travel restrictions. (See attached) Anyone traveling from another state to Pennsylvania must have a negative COVID test 72 hours prior to entering the state or quarantine for 14 days upon arrival. Masthope Staff cannot ask to see test results. We ask that you stay in compliance with the state order. We thank everyone for cooperating with social distancing in our places of operation. Bars and restaurants are being inspected for compliance with the state's restrictions. The pool project is progressing. We expect concrete to be poured the first week in December. The new public safety vehicle is on property. It is a strange time for the food and beverage industry. The Marketplace continues to do a great job. We want to congratulate Jordan, from the Marketplace, just gave birth to a baby boy. The POC is helping with the RFID Card upgrade. These cards will be the property owner's card in the near future. Maintenance plows are ready for the season. Leaf cleanup is continuing. There have been some questions regarding the lumber project adjacent to Masthope property. The property is

privately owned, and logging is common practice. It generates revenue and is only done every 30-40 years when the trees mature. Loggers are generally very responsible and do this for the good of the environment. The ski swap is taking place this weekend. Gunthers is running the swap this year. They are not using volunteers due to COVID concerns. Ski rentals are ready for the season. They are encouraging skiers to do season rentals if they plan on skiing a few times this season. It is cost effective and helps maintain social distancing. You can call the ski office to set up appointments to pick up rentals.

Bruno asks how the members can comply with the Governor's new orders.

Randy answers that curbside service is available from the Summit and Marketplace. He continued that we ask that the members coming in from other states to do the right thing. Anthony asks how will this impact ski operations.

Randy answered that this could be devastating for ski. They are in contact with other ski areas. The Pocono Mountain Vacation Bureau has shifted their marketing from out of state to other areas such as Philadelphia. We may implement contact tracing forms in various areas of the community which would ask if individuals are in compliance with the new Pennsylvania restrictions. The new RFID will offer relief of direct contact. The lodge will be the difficult area to operate. We ask that you do not monopolize tables for long periods of time. We are asking members to utilize their homes and vehicles. June asked if the Summit will be doing some take out specials. Randy stated they will be meeting with the Summit managers regarding take out specials.

Correspondence-See attached.

With respect to the sewage plant capacity issue, Randy explained that Management will be meeting with Aqua, DEP, and the township regarding wastewater removal in the community. They will update the community as they receive more information. Bruno asked if the community could anticipate a rate increase. Randy stated he did ask that question to a mid-level employee and the response was that they did not think so.

Committee Reports-

Document Review Committee-Tom Garrity-See attached. He explained that the committee is working on separating the Property Owners Handbook. The committee is also discussing a declared emergency plan for the community. The DRC would like to work with the Strategic Planning Committee regarding the emergency plan.

Ski-Randy-Ski is prepared to do a water and air test on the snow making equipment. They had their lift inspection last week. He compliments Tom Thompson on a job well done preparing for the inspection. They were told that Ski Big Bear was the best prepared ski area for these inspections.

Strategic Planning Committee-June read Robin's report-see attached.

ECC-June-see attached-The committee will be going out this week to do rechecks on properties that were not in compliance with Masthope's rules and regulations. She commented that 50 vouchers were given out for the DMAP program. 28 deer have been harvested to date.

Fire Prevention-Jim Fox-Fire danger is at moderate risk. He reminds members that you must have a charged hose when having any type of recreational fire or burn barrel.

ID Pass and Rental Review Policy Committee-Gerhard Buhler-No update.

Technology Committee-Gerhard Buhler-The community software program meetings are continuing. We have met with the software companies and our bank to see if the programs would be compatible for electronic banking, allowing online payments and other paperless interactions with our banks.

WLA-Gerhard Buhler-Nothing to report. Next meeting is in January.

New Business:

Nothing to report.

Property Owner's Time:

Lisa Lawler-She has a report from the Ski Committee-The committee members do not think that volunteering to man the firepits would be a good idea due to COVID. The committee also does not think that the winter carnival will take place this year. Randy responded that ski would try to utilize and manage the firepits on some of the nicer weekends during ski season.

Robin Hoose 121FW-She was planning on doing the Strategic Planning Report but had some difficulty calling into the meeting. She did receive a call from Tom Garrity and The Strategic Planning Committee would like to work with DRC on the emergency plan.

Meeting adjourned 9:08 am.

Treasurer's Report for Period Ending October 31, 2020

Unaudited

Collections - YTD

	Oct 19	Sep 20	Oct 20
Total	2035	2034	2034
Billable	1715	1714	1714
Paid in Full	1573	1458	1570
Percent	91.7%	85.1%	91.6%
Outstanding - Lots	142	256	144
Outstanding - Dues	\$214,100	\$164,368	\$116,675
Total Bad Debt Lots	31	31	31

Unrestricted Income and Expense - YTD

	Oct 19 YTD	Sep 20 YTD	Oct 20 YTD
Revenues to date	\$2,672,368	\$2,663,907	\$2,739,152
Expenses to date	\$1,615,583	\$1,090,471	\$1,534,161
Net Surplus (deficit)	\$1,056,785	\$1,573,436	\$1,204,991
Margin (Net/Revenue)	39.5%	59.1%	44.0%

The Summit - YTD

Revenues to date	\$884,069	\$627,574	\$714,062
Expenses to date	\$850,716	\$582,917	\$700,760
Net Surplus (deficit)	\$33,353	\$44,657	\$13,302
Inventory	\$34,083	\$30,856	\$34,190

The Market Place - YTD

Revenues to date	\$293,736	\$251,988	\$297,515
Expenses to date	\$288,135	\$231,494	\$280,727
Net Surplus (deficit)	\$5,602	\$20,495	\$16,788
Inventory	\$15,084	\$19,268	\$20,271

Summit/Market Net Surplus (Deficit)

	\$38,954	\$65,152	\$30,090
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## President's Report

This meeting we will be teleconferencing, due to the increased rise in COVID-19 cases in Pike County, and the Holidays approaching. We would like to keep everyone safe. We continue to follow the Covid 19 guidelines. We have joined with the Pike County Commissioners to keep Pike County Safe. That means it is imperative that we:

- Wear masks or face coverings including outdoors when around others
- Socially distance, indoors and outdoors
- Avoid enclosed spaces for extended periods of time
- Wash our hands frequently
- Get a flu shot
- Maintain awareness

We all need to work together to keep our friends and family safe.

There have been several reports of people backing up after throwing out their garbage. All vehicles must move forward, to avoid any accidents.

The boy scout food drive was successful with 12 homes signing up. The pickup truck was full when they arrived at my house. So, thank you everyone.

The weather is cooperating, and the pool is appearing before our eyes. The weather is getting colder, so please go online to get your new RFID card for ski, at [www.ski-bigbear.com/Masthope](http://www.ski-bigbear.com/Masthope).

Please continue to be safe, wear your mask and observe Covid-19 guidelines. We will continue to update you on any changes. Have a happy, safe Thanksgiving.

## Correspondences

I received 14 correspondences this month. Here is a summary:

- Questions and updates from committees continue.
- Grandfathering results. The property owner that started the petition was unable to hear the results during the GMM.
- Food drive thanking everyone who donated.
- Ski swap: which will take place Nov 21 and 22.
- Request for more signage due to people going the wrong way, backing up out of the compactor area.

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

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

Month	NEW H	ADDITION	DECK 1 rep. steps	GARAGE	SHED	SIDING	ROOFING	TREE	BURN	PAINT/STAIN	SIGN	LANDSCAPE	DRIVEWAY	PROPANE	DUMPSTER	Total
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	1	0	2	0	3	2	3	23	8	15	3	1	19	0	4	84
Oct-20	3	0	5	1	3	3	4	12	10	5	0	1	16	4	11	78
Nov-20	1	2	1	2	1	2	2	4	8	1	1	0	1	0	5	31



Report to the Board of Directors  
November 2020

The SPC continues to revisit and research the community's trail systems. In addition to the trails that Matthew physically walked, five members gathered together on Saturday, November 7th and rode through a few of the remaining trails, specifically up by the water tower and the cross-country trails. The Committee thanks Angelo Pace for driving me, Joyce, and Dana. Thanks also go to Tom Hillpot for the use of one of his ATVs. The Committee will meet on Monday, November 23rd to review our findings and compile updates for our reporting purposes.

Respectfully,

Roberta Hoose, Chair