

**Masthope Mountain Community
Board of Directors Meeting
December 19, 2020**

Recorder: Kelli Myers
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, Chris Pisani, and Eugene Principe.

Absent: Foster McCoy

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

Bruno asks for the approval of the November 30th, 2020 Board of Directors Meeting Minutes.
The Minutes were approved unanimously.

Treasurer's Report- for period ending November 30th, 2020-Gerhard Buhler-see attached. Eugene compliments the marketplace for doing such a great job. He suggests that members should patronize the Marketplace and Summit Restaurant since business is greatly needed. He asks about the Summit possibly doing deliveries. Gerhard explains how the Summit sales were \$200,000 higher last year at the start of ski season. Randy added that due to the pandemic, the sales are not going to get better with the latest Governor's shutdown. The Summit is doing takeout during this time. These next two weeks would have been huge for the Summit and Marketplace. It appears that with the way things are continuing the Summit sales will continue to operate on a huge deficit. Randy explained that the lodge is just going to be a waiting area for restroom use. No one is permitted to eat or drink in the lodge. The food must be removed from the building. The COVID cases in the area have grown tremendously and continue to rise. Everyone needs to abide by the mandates: wearing of face coverings and continuing to social distance. Management has discussed Summit deliveries but has determined that it is not cost effective. Anthony would like management to further look into offering deliveries. Discussion continued about the costs of delivery service: staff, insurance, fuel to name a few. Anthony suggests that there may be someone interested in a part-time delivery position. Herman agreed with Anthony however acknowledged that there are additional costs involved. He continued that he would like management to further explore this option. Discussion continued.

Treasurer's Report was approved unanimously.

Correspondence Report-June Carrozza-See attached.

President's Report- June Carrozza-See attached.

Eugene asked if Aqua was issuing permits. Randy answered that they have a list of people that have applied for a permit. It was our understanding that those who applied were on the top of the list to receive permits. We have not received the list of properties that have applied. Aqua is working on a plan to expand Masthope's sewer system. Aqua asked what was Masthope's plans for the Masthope owned lots. They were concerned about future development. Randy explained to Aqua that the majority of the Masthope owned lots are areas that are not developed with no roadways. He added that he could not speak for future boards if they would plan on developing those areas. Any property that Masthope will sell, at this time, is for the member to do a lot combination and not for additional development. Randy states that until a plan is in place for the expansion of the sewer system with DEP approval, he does not feel that permits will be granted. We don't know how long this could take. Aqua will say that there is no building moratorium. The township is saying they cannot give a building permit without hookup permit from Aqua. Anthony asks what is happening to homes that are under construction. Randy responded that he believes that those are the ones on the original list of 31 properties. He continued that the pool project is on that list. It will not slow the pool project down however it may affect the bathroom facility.

Manager's Report-Randy Schmalzle-He begins with the recent snowstorm. It was nice to get fourteen inches of snow however it was a tough storm. Maintenance did fall a little behind clearing the roadways. The maintenance crew is new but did a good job. The roadways and intersections were not as widely cleared as they would have liked but they continued to widen the roadways once all areas were passable. They worked for fourteen hours straight. Randy explained that the Governor's orders and restrictions are in effect until January 4th. He added that the COVID cases in the area have exploded. He urges everyone to support local businesses. Local businesses are suffering. He also urges everyone to continue to be careful. Work is continuing on the pool project throughout the winter. He explains that there was a major mechanical breakdown with a ski compressor. They lost a motor from a compressor. The motor is out for repair. The cost for repair is estimated at \$35,000 at this time. It is a 40-year-old motor that is out of production. Ski has rented two compressors to continue snow making. They are burning 1,000 gallons of diesel in 24 hours. It is much less expensive to make snow using electricity rather than diesel. The office and ski are working on producing the ski RFID passes. This weekend, ski will be issuing paper passes until the system is fully up and running. Further explanation followed. Randy stated that 12 of the 18 trails are open. Snowmaking crew is working hard. They will be making snow tonight. Bruno asked what the ETA was for the motor. Randy stated that they hope within 2 weeks. The board did approve the repair and compressor rental prior to this meeting. He had hoped to have exact figures but does not. Ed asked what actually broke in the motor. Randy explained that it was a rotor. Tom Garrity asked if the paper ticket will be used all season. Randy stated that they hope it is only for this weekend.

Committee Reports-

ECC Committee-June Carrozza-She explained that Peter reported to her that the committee did not go out on rechecks last week. There were 5 variance hearings. 4 were approved and 1

was denied. Letters will be sent out to the homeowners notifying the homeowners of the decision made.

Financial Committee-Gerhard Buhler-The Committee sent the first draft of the 2021-2022 budget to the board for review. Overall, there will be a reduction in assessments, this is largely in due to the restructuring of our loans and there are no anticipated capital projects for next year. There will be a budget townhall on January 23rd. Anthony asked a couple of budget questions regarding lodge utilities and credit card fees that was mostly inaudible. Gerhard stated that there have been negotiations with utility companies to reduce our rates. Randy answered that more people are using credit cards at the restaurant, market and office which causes the credit card fees to increase. Randy continued that the office does charge 3% on dues payments when paid with a credit card which partly offsets the credit card fees, we have to pay. The 3% collected goes into the miscellaneous income line.

Document Review Committee-Tom Garrity-The Committee is working on separating the handbook and an emergency plan for the community. The committee is reviewing the voting procedure done at general membership meetings. This was started due to the rise of COVID-19 and restrictions that were put in place. June asked about the email addresses that ski is receiving with the new RFID system in place from members. She wanted to know if the office would have access to the homeowner's email. Yes, the office will receive the homeowner's emails and is creating an exclusive homeowner list.

Strategic Planning Committee-Robin Hoose-See attached.

Fire-Jim Fox-Fire risk is low. He added that you do not burn pine indoors. It could lead to a chimney fire. Chimneys should be cleaned and inspected annually.

ID Committee-Gerhard Buhler-Nothing new to report.

Technology Committee-Herman Matfes-They are in the final stages of recommending a new software program for the community. They hope to get this finalized by the next board meeting.

WLA-Gerhard Buhler-Nothing to report. Next meeting is January 17.

Old Business:

DMAP-June Carrozza-Peter's update on the DMAP program: 30 deer harvested, and it ends on January 8th. The final count harvested will be given at the next board meeting.

Old Business:

HOA Software-Gerhard Buhler-He explains that they have been very focused for several months on investigating an upgrade to the community's software system. There are 3 key factors: managing finances, interacting with membership and electronic banking. June asks if we would need to expand to a larger banking network rather than dealing with our local banks that currently have our accounts. Gerhard explained that we met with the local bank's IT staff and that the package we considered will be able to interface with the bank for some transactions. There are 3rd party entities that the bank uses to provide these processing procedures. Herman mentioned the realization of legacy vs. modernization of banking

mechanisms. He continued that we are going with the more classical banking mechanisms with Wayne Bank, but we have the flexibility to explore the more regional options in the future. Gerhard stated that the options are available.

Anthony reads the motion to be memorialized.

Property Owners' Time:

Joseph Natale 945CM-He owned a house in Masthope. He sold it and bought a larger lot in Masthope with intentions of building a house. He can get a permit but there are issues with the sewage treatment plant. He continued there is a solution to this...an ECO Septic System is not harmful to the environment. The cost is \$15,000. The problem is there is Masthope policy. Randy answered that it is in the Covenants that you must be hooked up to central sewer. We will ask our legal counsel if it is a possibility.

Leatrice Langer 458MR-Thanks the board and management for their hard work during these strenuous times. She feels that the sound and background noises on the teleconference need to be addressed and remedied.

Lou Bell 347FW- He asks could the motor issue at ski have been avoided through maintenance and inspections. Could there have been a backup motor? Randy answered that the motor issue was due to welding when it was sent out for repair prior. This had nothing to do with maintenance and it is periodically thoroughly inspected. After the welding, it was inspected and there was no indication of any problems. The motor weighs over 2,000 pounds and it is over 40 years old. The cost of another back up used motor is too pricy to leave on a shelf.

Susan Kormendi 1018FW-She addressed the issue with ATV's on the cross-country trails during ski season that are not permitted. She added that the sign needs to be fixed at the trails, part of the sign has been broken. Randy responded that we would put the message out that ATVs are not permitted on the trails during ski season and maintenance will look at the sign and have it fixed.

Loretta Fonseca 1088FW-She complimented the board for a job well done. She asked if any other petitions have been presented to the board. Randy responded no, not at this time.

Tom Brown 701CM-He thanks the board and states that ski lines are short. The ski staff is friendly, and the trails are fun.

Bruno thanks June, Gerhard, and Randy for their hard work. Great job everyone and happy holidays.

Meeting adjourned: 9:46am.

Treasurer's Report for Period Ending November 30, 2020

Unaudited

Collections - YTD

	Nov 19	Oct 20	Nov 20
Total	2035	2034	2033
Billable	1715	1714	1713
Paid in Full	1589	1570	1597
Percent	92.7%	91.6%	93.2%
Outstanding - Lots	126	144	116
Outstanding - Dues	\$197,717	\$193,175	\$178,429
Total Bad Debt Lots	31	31	31

Unrestricted Income and Expense - YTD

	Nov 19 YTD	Oct 20 YTD	Nov 20 YTD
Revenues to date	\$2,718,220	\$2,739,152	\$2,774,594
Expenses to date	\$1,815,435	\$1,534,161	\$1,774,322
Net Surplus (deficit)	\$902,785	\$1,204,991	\$1,000,272
Margin (Net/Revenue)	33.2%	44.0%	36.1%

The Summit - YTD

Revenues to date	\$973,113	\$714,062	\$781,038
Expenses to date	\$954,145	\$700,760	\$784,646
Net Surplus (deficit)	\$18,967	\$13,302	(\$3,607)
Inventory	\$40,795	\$34,190	\$31,039

The Market Place - YTD

Revenues to date	\$330,120	\$297,515	\$343,878
Expenses to date	\$328,653	\$280,727	\$331,574
Net Surplus (deficit)	\$1,467	\$16,788	\$12,304
Inventory	\$14,967	\$20,271	\$20,297

Summit/Market Net Surplus (Deficit)

	\$20,435	\$30,090	\$8,696
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Correspondences

I received 15 correspondences this month. Here is a summary:

- Questions and updates from committees.
- Update on Aqua and is there a moratorium on building?
There is no moratorium on building currently.
- Informing new property owners of how to protect their homes from fire and water damage. Information was given in this week's weekly messages. Were looking at gathering information to add to the welcome package.
- Questions and concerns on logging by our adjacent neighbors. The owners are taking part in the "Clean & Green Program." One of the purposes of Clean & Green is to take out trees that are too big and that have a potential to crash during storms. By taking these larger trees out, it allows new growth in the forest and is beneficial for wildlife. They are leaving a lot of the timber standing (any tree under 15" /16 "in diameter will remain) to grow during the next 5 years when it might be ready again for thinning. It is common and good forest management practice. They have posted no trespassing signs due to an increase in people riding on their property. Please realize this is not part of Masthope and respect our neighbor's property. At this point in time, they have completed what they are removing.

President's Report

This meeting we are again teleconferencing, due to the increased rise in COVID-19 cases in Pike County, and the Holidays approaching. We would like to keep everyone safe. With the increased numbers of cases in Pennsylvania, Gov. Wolf has changed the guidelines. Via our web, shout out and facebook we have updated everyone on the new guidelines and will continue to do so with every change. We all need to work together to keep our family, friends, and staff safe.

There is an update on Aqua and the capacity issues with their sewage plant. We participated in a meeting with the Township, Aqua and representatives from DEP to address questions on permits that were applied for and the development of plans for the expansion of the sewage plant. Reach out to Aqua if you have already applied for a permit.

This has been a tough year and we are not over this yet. We need your help more than ever. The stables, fitness center, office, marketplace and restaurant have changed how they work. We hope takeout will be popular again as it was in the spring. Thank you to all our staff for their willingness and flexibility during these stressful times. I encourage you all to call in your orders, pickup, and still support our restaurant and marketplace. We will get through this together. I wish you all a Safe Holiday. Remember it is IMPERATIVE that we:

- Wear masks or face coverings including outdoors when around others
- Keep socially distant, indoors, and outdoors
- Avoid enclosed spaces for extended periods of time
- Wash our hands frequently
- Maintain awareness

Please review all the new State guidelines on their website, and any Masthope impacts on our website, masthope.org.