

**MASTHOPE MOUNTAIN COMMUNITY PROPERTY OWNERS ASSOCIATION
GENERAL MEMBERSHIP MEETING
November 14th, 2020
In the Lodge.**

Chairman: Daniel Clark

Transcriber: Kelli Myers

10:00AM Dan asks everyone to stand for the Pledge of Allegiance.

Dan reads the procedure for today's meeting. See attached.

Dan requested for a motion to waive the reading of the Minutes of the November 2020 General Membership Meeting.

MAKER: Joanne Ferentz 793RM
SECOND: Joe Kosiba 213FW
MOTION PASSES BY VISUAL INSPECTION.

Dan requested a motion to accept the Minutes of the July 2020 General Membership Meeting.

MAKER: Foster McCoy 493M7
SECOND: John Grandy 6CM
MOTION PASSES BY VISUAL INSPECTION.

He announced that there were 367 mailed in proxies and 14 members present. There is a quorum. He calls the meeting to order. He acknowledges our attorney and accountant who are present for the meeting.

Treasurer's Report-Gerhard Buhler-See attached.

Dan introduces Masthope's attorney, Greg Malaska. Greg is addressing the petition that was brought before the membership regarding the ending of grandfathering in the community. He acknowledged that grandfathering is an important issue for the community, and he compliments the due diligence of the members who created the petition. He explained that this is an improper motion brought before the membership because the membership does not have the authority to change rules and regulations. The board is the governing body authorized to enact rule changes as stated in the bylaws. Members can advise the board as to what direction they would like the board to proceed however, they cannot legally change any grandfathering ruling or any rule in the property owner's handbook.

Dan stated that we have our Slate of Tellers: Ken Mitchko and John Grandy.

There are two motions to be voted on.

Dan reads the motion for the bylaw change.

Whereas, the members of the Document Review Committee have been providing proposed changes to the Community Bylaws that will clarify the distinction between the existing appeals committees for citation appeals and for environmental control appeals, and Whereas, the Board of Directors pursuant to Article IX has approved a board motion to send the amended Articles to the community for approval;

Motion:

Therefore, be it resolved that pursuant to Article IX of the Masthope Mountain Community Bylaws, the following proposal for revision of Article V of the Bylaws be approved by the association membership. Details of the changes are listed in the Explanation of Amendment, sent previously.

Approve the amendment to Article V of the Bylaws

YES 234 PROXY, 8 PRESENT NO 125 PROXY, 3 PRESENT

MOTION REQUIRES 66 2/3% APPROVAL, THEREFORE THE MOTION DOES NOT PASS.

Motion:

Therefore, be it resolved, that pursuant to Article IX 1.8.1, the Association shall have one class of membership and therefore, Sections V.D.11 and X.B.11 shall be removed from the Property Owners Handbook effective immediately. All members shall be required to conform to ID pass limits and boat/ATV restrictions by May 1, 2021.

Approve changes to Sections V.D.11 and X.B.11 of the Handbook

YES 190 PROXY, 3 PRESENT NO 174 PROXY, 13 PRESENT

MOTION DOES NOT PASS.

President's Report-June Carrozza-She thanks everyone for attending the meeting both in person and via teleconference. She acknowledges the challenges that everyone has been faced during the pandemic and continues to face. Pennsylvania's COVID cases continue to rise. She reminds everyone to follow the recommended safety guidelines. She welcomes all the new homeowners. She acknowledges how the beauty of Masthope and the Pennsylvania outdoors draws people to the area. She reminds everyone about the new pool complex that was approved at the last July 2020 GMM. The board is dealing with three major

items: getting the new declaration approved, grandfathering and a new rental policy. She stressed how important it is to vote for the new declaration. The current one in place is over 40 years old. We must receive 2/3 of all properties to vote to get the new declaration passed. She explained how Greg Malaska addressed the grandfathering petition created by members. The board will take their view under advisement. The township is looking into creating a short-term rental policy. Anyone can attend the township meetings. She encourages property owners to attend board meetings and stay informed as to what is occurring in the community and to get involved in the community. Working together will only make the community stronger.

Manager's Report-Randy Schmalzle-He thanks the summer staff and current staff members. Social distancing was and is a top priority for the community. The board updated the membership on a weekly basis on current changes and updates for the community regarding COVID. He thanks the membership for their cooperation. He changed his focus to winter readiness. The plow trucks are ready for the snow. Summit restaurant is open running at limited capacity. He has attended several township meetings regarding rentals. You can attend township meetings and speak your mind. The board is waiting to see what direction the township takes before reevaluating the Masthope rental policy again. He addresses the rumors of the building moratorium in Masthope. He states that is not true. There is an issue with the septic system. Randy explains that Aqua contacted management asking why so much water is now being used and so much waste being released. Randy told Aqua that there are many new homeowners and many part-time owners that are now full-time. Aqua is enforcing their application policy. They are working DEP to upgrade their facility. We will keep you updated with any changes. The pool project is moving forward. The contractors are on schedule. He encourages members to go look at the progress.

Ski Reports-Ron Schmalzle-This year there is a lot to prepare for the upcoming ski season. It is like going back in time this season. You will see people using their vehicles to get their ski gear on. The lodge will be able to operate at 75% capacity in common areas and 50% capacity at dining areas. There is approximately \$300,000 invested in technology for the ski area. There is going to be a ski RFID card for property owners. There will be RFID gates at the bottom of the lifts that will open with the ski card. Some of the lifts will have scanners. You will receive a postcard in the mail giving you information as to what you need to do to receive these new cards. There is approximately 500 property owner passes already processed. Some feel that the process is broken. He continued that the only way it is broken is if you enter wrong information. Each card will need a picture uploaded. There is staff available to help. We are encouraging people to tailgate this ski season. Get takeout and eat at your car or take it home. He continued to use your car and home as your lodge. The lodge should be a quick in and out. The rental shop is a small space. We encourage everyone to purchase season rentals or multiple day rentals. You can make an appointment to pick up your rentals. The ski RFID card will be used as your property owners pass in the near future. The ski swap is next weekend. Gunthers will be operating it this year. A donation will be made to the Lackawaxen Ambulance. Equipment is ready and in place to start making snow. We are waiting for cold weather to start. Insurance has increased 30-50%. This ski season should be the busiest in history basing it on the business that the golf industry experienced. He encourages everyone to please process your passes early. The RFID passes will be processed at the ski building then validated and picked up in the POC Office.

Dan asked for Property Owners questions on the management report:

Inaudible-Is the loan secured to fund the budget for the pool? Randy answered yes that the loan is secured. There are two parts to this financing: one part is a traditional 10-year loan and the other is a line of credit. The line of credit will only be used up until we have the CDs that come due in April. The pool budget was approved in July. The amount approved was \$1.5 million. That does include the service bar, splash pad and slides.

John Grandy 6CM-He explained that he knows that holiday decorations must be removed from property 30 days after the holiday. He remembers when you could not put-up decorations too early. He doesn't see that in the handbook. Randy answered that he does not remember that being in the handbook. June added that they will have to look into this with ECC but to get it reinstated there

would have to be a board motion. John asked if the handicap parking in the back will be put back in place. Randy answered that those spaces were really not handicap parking. It was more courtesy parking. All the handicap parking spaces are located in the front parking lot. Randy continued that he does not know if the spaces will be back in place. It will be dependent on the pool construction.

Inaudible-She asked what the voting results were from the two motions earlier in the meeting. Randy answered that neither motion passed. The bylaw motion needed 2/3 of the quorum to pass it.

Anthony Esposito 858FW-He asked what the cost of the new scanners and implementation of the system was. Ron answered that the total was approximately \$300,000. Some of this was from a grant and the rest was funded by Recreation Management.

Jerry Ferraiuolo 865RF-He commented that the process to get the RFID cards was smooth. He asked about the 2/3 vote or majority of the board and when it applies. Randy reiterated that a bylaw change requires 2/3 vote of the quorum at the meeting. Rule and regulations change is a board majority vote.

John Grandy 6CM-He asked if he could pick up the postcard that is going to be mailed out with information on the RFID passes. Randy stated that they are being mailed but yes, he could stop in the POC Office to get one. Randy also recommended that he look at the Weekly Messages for direction also. John asked how the ski swap is going to function this year. Randy answered that it is going to run the same as always.

John Willaum 441MR-He asked if public safety gets a discount at the marketplace. He feels that they should. He continued that they do a good job and go above and beyond for the community. Randy answered that staff gets discount on prepared food but not prepackaged food. Staff also gets fountain drinks and coffee complimentary. John adds that the marketplace is understaffed and asked if we could find staff to help. Randy stated that the market staff are rock stars and Christine does a great job. We are currently looking for new staff members.

Vicki Graziano 341MR-She is asking about the road that runs up to the Summit and what rules apply to it. She notices public safety using it and some patrons for curbside pickup or to access the handicap parking on the side of the ski building. Randy responded that this is a good question, and he will have to talk to the board about it. He added that there are no specific rules in place. In a few weeks, it will not be accessible due to ski.

11:12am Daniel asked for a motion to adjourn the meeting.

Maker: Jim Fox

Second: Foster McCoy 493M7

Motion passes. Meeting adjourned.