

**Masthope Mountain Community  
Board of Directors Meeting  
February 27<sup>th</sup>, 2021**

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, Foster McCoy, Chris Pisani, and Eugene Principe

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

Bruno asks for the approval of the January 30th, 2021 Board of Directors Meeting Minutes.  
The Minutes were approved unanimously.

Treasurer's Report- for period ending January 31<sup>st</sup>, 2021-Gerhard Buhler-see attached. Bruno compliments management and staff on their great job managing their budgets and watching costs during the pandemic. Gerhard points out that with the reduced revenue, he thinks it is amazing that our food and beverage operation can continue to operate in the black.

Treasurer's Report was approved unanimously.

Correspondence Report-June Carrozza-See attached. Eugene asked about the property on Trout Road and if we did a lot swap. June answered no. We are trying to reach out to the property owner but have not heard back.

President's Report- June Carrozza-See attached.

Manager's Report-Tom Thompson- See attached.

Ski Report-Ron Schmalzle-This has been the busiest season in the history of Masthope Mountain. They have produced approximately 5,500 property owner RFID passes. He explained that converting to new technology has been challenging but the system is working. They continue to upgrade the technology on the mountain. They installed another gate at the bottom of the carpets. There is scanning equipment at the top of the tubing hill. The data that this system generates will be useful for planning in future years of ski. They are continuing to upgrade their online store. The sales are approximately 55% online. They hope to get that number over 90% in the near future. They are looking to change their point-of-sale software. The current software company has been unsupportive and difficult to deal with. Ron continued that ski is operating short staffed. There have been challenges in the rental shop. It is a small workspace. He explained that there is an all new automated software program in place in the

shop which expedites rental service. He explained how the rental shop was operating this season due to COVID. There was up to a two hour wait one weekend to pick up rental equipment. Overall, everyone has been compliant this season. He thanks the board and homeowners for helping them get through this year. He added that there are a few more weeks to the ski season.

Jim Fox has a question regarding the paving of Eagle Rock. He would like to see that road to be priority. Tom explained that they will be meeting with the paving company and Aqua during the spring. The agreement was that Aqua is responsible to do some type of overlay where they were working in the community.

Anthony Falcone asked if the pool project was progressing on time. Tom answered that there may be a slight delay due to the snow melt, but they will know more next week. Management will be meeting with the contractors within the next couple of weeks.

#### Committee Reports-

Appeals Committee-Ted Cecchini-The Committee was supposed to meet in February to hear three appeals, however February's meeting was cancelled due to two appeals being cancelled by Masthope. The public safety officer who wrote the citations no longer works for Masthope. The third appeal is being rescheduled to April due to the homeowner being out of town. The infractions that were cancelled were speeding tickets. The third is non-compliance.

Audit Committee-No report.

ECC Committee-No report.

Financial Committee-Gerhard Buhler-There is the Budget General Membership Meeting on Saturday, March 13<sup>th</sup>.

Document Review Committee-No report

Ski Committee-Lisa Lawler-No report.

Strategic Planning Committee-Robin Hoose-See attached. June asked about the egress project. June explained that the point of the egress is to exit the Falling Waters side not necessarily a point of entry. Robin explained that they are at the beginning stages of the project and are consulting the township for guidance.

Fire-Jim Fox-No report.

ID Committee-Gerhard Buhler-No report.

Technology Committee-Herman Matfes-The Committee is implementing a new financial software program that will be the basis for the new website. Everything is progressing well.

WLA-Gerhard Buhler-The next meeting is planned for April 18.

June announced that the township will be addressing rentals at their March meeting.

Old Business:

June explains that we received a letter from Aqua explaining that there may be a couple of permits granted however this will be decided by DEP.

New Business:

Anthony explains that a motion for the public safety vehicle needs to be memorialized. He reads the motion.

**MOTION: 01:02:27:21**

**Whereas a public safety vehicle was declared a total loss after an accident, and Whereas, the 2020 Ford F150 that was approved 01-03-2021 was not purchased due to increased price, and Whereas a new vehicle is needed**

**Therefore, be it resolved that the Mashope Mountain Community Board of Directors approves the purchase of a new Public Safety vehicle (2020 Dodge Ram), at a cost not to exceed \$40,500, including tax, registration, accessories, and including insurance claim payout of \$14,500, for a net impact on the General Reserve account of \$26,000.**

**FIRST: JUNE CARROZZA**

**SECOND: ANTHONY FALCONE**

**MOTION PASSES: FOR 11, AGAINST 0**

June explains that the board would like to schedule the fireworks for Saturday, July 3<sup>rd</sup> and for a raindate of September 5<sup>th</sup>. Eugene asked if Mashope would spend more on the fireworks display since it was cancelled last year. Gerhard explained that the budget does not carry over from year to year. Bruno stated that Mashope's fireworks display is the best in the area. He continued that it is always spectacular.

Anthony explained that the docks at the lake need repair, and he was happy to hear that management is addressing this matter. He asked if the docks could be extended. Tom answered that he can look into that for him.

June explains that we treat Remembrance Pond, part of Westcolang Lake and the snow making pond for invasive vegetation annually. The contract needs to be approved. Anthony reads the motion.

Property Owners Time:

Loretta Fonesca 1088FW-She asks if the board has received any petitions in the last two months and if so, what were they for. June answered no there have been no petitions submitted to the office.

Joe Kosiba 213FW-He explained that Management would need to look at the maximum amount of watercraft permitted on Westcolang Lake before adding any more docks. He asked

about the treatment of Westcolang Lake and do we share a cost with WLA. June explained that the three lake communities: Masthope, Fawn Lake and the Village each take care of their own area.

Kurt Larson 486FW-He asks what goes into the line item of other income in the 2021/2022 budget. He would like a breakdown and understand the income from rentals. Gerhard explains that the section of other income is for multiple income streams, and the line item for Administrative Fee includes rental fees. June adds that the line item, miscellaneous income is registrations of ATVs, watercraft, ID pass replacement, and day passes. It has nothing to do with rentals.

Leatrice Langer 458MR-She asked if the down payment from last year's fireworks is being applied to this year. June answered that yes, it is being applied to this year.

JoAnn Ferentz 693RM-She asks about the bad debt lots on the Treasurer's Report. She continued that there are thirty-one and appears too always have been. Gerhard explains that they are lots that have been in arrears for a very long time, and we have no real expectation of recovering our costs. We have been working on trying to recover back dues. Gerhard continued that he will be addressing outstanding dues at the GMM. Randy added that management recently spoke with the accountant regarding bad debt lots and we were told that moving forward with the new software program we should write off some of the bad debts. He clarified that this does not mean that at some point in time we could not still try to collect on these debts. We could still pursue action. Writing off some of the bad debt is an accounting procedure which would clean up the monthly report.

**MOTION: 02:02:27:21**

**Whereas there is a yearly need to treat invasive vegetation in portions of Westcolang Pond, including the beach area, Briar Pond (snow pond), and Remembrance Pond and Whereas permits need to be obtained prior to spraying.**

**Therefore, be it resolved that the Masthope Mountain Community Board of Directors approves the contract with Aqua Link Inc. to treat the portion of Westcolang Pond (as outlined on map, cost \$6,850), beach area (cost \$2,295), Remembrance Pond (cost \$795), and Briar Pond (snow pond, cost \$2025), for a total cost of \$11,965.**

**FIRST: JUNE CARROZZA  
SECOND: GERHARD BUHLER**

**MOTION PASSES: FOR 11, AGAINST 0**

Meeting adjourned 9:15am to go into Executive Session for legal discussion.

Executive Session began 9:17am.

Executive Session ended 9:30am.

Meeting reopened 9:31am.

Meeting adjourned 9:32am.

Treasurer's Report for Period Ending January 31, 2021

Unaudited

Collections - YTD

	Jan 20	Dec 20	Jan 21
Total	2035	2033	2033
Billable	1715	1713	1713
Paid in Full	1612	1622	1626
Percent	94.0%	94.7%	94.9%
Outstanding - Lots	103	91	87
Outstanding - Dues	\$175,700	\$166,410	\$164,510
Total Bad Debt Lots	31	31	31

Unrestricted Income and Expense - YTD

	Jan 20 YTD	Dec 20 YTD	Jan 21 YTD
Revenues to date	\$2,831,240	\$2,817,499	\$2,865,167
Expenses to date	\$2,321,698	\$1,986,793	\$2,197,539
Net Surplus (deficit)	\$509,542	\$830,706	\$667,628
Margin (Net/Revenue)	18.0%	29.5%	23.3%

The Summit - YTD

Revenues to date	\$1,364,602	\$871,626	\$1,092,141
Expenses to date	\$1,310,501	\$898,477	\$1,049,699
Net Surplus (deficit)	\$54,101	(\$26,851)	\$42,442
Inventory	\$41,987	\$45,090	\$39,444

The Market Place - YTD

Revenues to date	\$412,166	\$387,514	\$452,858
Expenses to date	\$422,130	\$384,085	\$442,652
Net Surplus (deficit)	(\$9,964)	\$3,428	\$10,206
Inventory	\$16,256	\$16,123	\$11,147

Summit/Market Net Surplus (Deficit)

	\$44,137	(\$23,423)	\$52,649
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### Correspondences

I received 18 correspondences this month. Here is a summary:

- Questions and updates from committees continue.
- Questions on rental procedures.
- Update on Aqua.
- Community outreach from Fawn Lake and Arrowhead.
- Questions on the covenants.
- Question on availability of a property on Trout and the follow up on properties sold.

### President's Report

Today we are teleconferencing due to the continued Covid 19 pandemic. The slopes and ski conditions have been great. Thank you to all the staff from Masthope and Ski Big Bear. A couple of more people were caught illegally using owner RFID passes. They have been fined and privileges suspended.

Aqua has sent a letter to DEP in referring to permitting eight properties and we are waiting for their response.

Some property owners have called asking why the Covenant was not remailed and only the proxy was included. Each property owner received one mailed copy several months ago. Mailings are very costly, and both the old and proposed covenants can be viewed online. That way you can read and compare the document. Only a yes vote is needed to be mailed back. If anyone has any questions on the document, please email the Board President so we can clarify them for you. In the March 13, GMM we will have an update on the number of properties who have signed, needing 2/3 of all properties to vote yes.

Thank you everyone for phoning in, please continue to be safe, wear your mask and observe Covid 19 guidelines. We will continue to keep you updated on any changes. We all need to work together to keep our friends and family safe.

## Managers' Report

February 26, 2021

### Projects

1. Pool Project
  - a. Waiting for weather to break for excavation and concrete.
  - b. Buildings remodel underway
2. Drainage for Upper Independence – Plan under development
3. Beach Drainage and easement – Bid will be presented for approval next month. This is part of the agreement to purchase the Hummel property to assure continued use of the beach area currently being encroached on by Masthope.

### Department reports

**Public Safety** – Durango is now on the road. New vehicle has been ordered to replace damaged vehicle.

Has been a busy season, while difficult and different compliance with Covid guidelines in the lodge was generally good. There were some challenging moments and we thank all who did their part.

**Food and Beverage** – Thanks to a great staff lead by Nick, Linda and Christine this winter/year will turn out to be financially successful. It has been extremely challenging working within guidelines while being short staffed. Please take care of our staff, they have sacrificed a lot to insure the best experience possible.

With the wind down of ski season work begins on summer planning. Menus are being developed, staff recruited and all



without knowing what will be thrown at us next, lets hope for the best.

### **POC office**

1. RFID passes – If you have not gotten your passes, we recommend you get them as soon as possible.
2. Staff is working toward the implementation of a new community management software; we anticipate this being in place by the end of this fiscal year.
3. Property transfers are continue to keep staff busy.

### **Maintenance**

This winter has presented many challenges with snow removal, staff has done well. They successfully worked thru one of the largest storms (30+ inches) we have seen in many years, roads were kept open and services available.

We now move into spring and summer season with many tasks to assure the enjoyment of the community.

1. Grounds – landscape upgrades will continue throughout the community.
2. Buildings – Several of the buildings will be painted and exteriors repaired or upgraded this year.
3. Roads – A paving plan will be instituted.
4. Stables – Building repairs and possible trail system improvements are planned.
5. Beach – Sand will be added to the beach, waterfront policed for rocks, repairs to docks and fishing peirs (new

bumpers, hinge repair, railing repair and tie points replaced.

The beach house will also be addressed with any needed repairs.

New pass system will be installed.

**Fitness** - Still operating on limited capacity. Additional classes are being offered thru Zoom, check with staff for the schedule.