

**Masthope Mountain Community
Board of Directors Meeting
May 22, 2021**

Transcriber: Melissa Greco and Kelli Myers
Teleconference

8:33 AM Meeting called to order.

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

Teleconference: Ed McClary

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

Bruno asked for the approval of the Minutes from the April Board of Directors Meeting.
All Minutes were approved unanimously.

Treasurer's Report- for period ending April 30, 2021-Gerhard Buhler-see attached.
Treasurer's Report was approved unanimously.

Correspondence Report-see attached.

President's Report-June Carrozza-see attached.

Manager's Report-Randy Schmalzle-see attached.

Anthony asked for further clarification on the COVID restrictions. Randy responded that certain restrictions will be lifted.

Bruno explained that there is a property owners time to ask questions.

Committee Reports:

ECC-Peter Torchio-The committee has been making on site inspections over the last couple of weeks. They have noticed several untidy lots. Culverts need to be cleaned. Violations will be given out to lots not in compliance. He will be asking the board to approve the DMAP Program this year again. He received state approval.

Financial Committee-Gerhard Buhler-The next meeting will be in July. He explained that there is a motion to be voted on later in the meeting for the Board to accept the Masthope Investment Policy.

Strategic Planning Committee-Robin Hoose-She explained that the committee met the past Monday and that Rose Roser expressed interest in joining the committee. Carl Dianda will be resigning from the committee. He does not have the time to commit any longer. Friends of the trail will begin their clean up of the trails. The committee continues to look into the emergency egress for the Falling Waters side. The Hummel family will be approached to sign a formal agreement to allow property owners access to their private road in case of an emergency. The committee asked if the ice rink is going to be revisited. Surveys will also be reevaluated. June explained at this time it is not but that the Committee creates futuristic plans for the betterment of the community that are held in a book as was done with the pool. The board evaluates and reevaluates proposed plans. Approving some when the timing is right such as the new pool project.

Fire Prevention Committee-Jim Fox-It has been low fire danger recently. There are more recreational fires. He asks everyone to be safe and use precautionary measures when having recreational fires. He adds that the ECC is looking for another member. The committee would like someone that is a fulltime resident. The committee does their site visits during the week and not on weekends.

ID Pass/Renter Policy Committee-Gerhard Buhler-The rental policy is on the agenda for this meeting.

Technology Committee-Herman Matfes-Tom Brown resigned from the committee. They are looking for new members. They are working on the new website for the membership.

WLA-Gerhard Buhler-The next meeting is in July.

Old Business:

Pool expansion-already addressed in manager's report.

Scanner update-RandySchmalzle-Recreation Management was not happy with the company that they had during ski season. It was a clunky system. They were not a user-friendly company. By the next meeting RMC should have a recommendation as to what system should be used.

Aqua update-Randy Schmalzle spoke with Aqua however there is nothing new to report. They are working with the township and will continue to update us with progress. It looks like a minimum of three years to a maximum of five years to correct the sewer system problem. They are working at moving this project forward.

Caliber Software update-Gerhard Buhler-The system is in place in the community. We have reached out to Caliber to ensure that the office is utilizing the software program to its best capacity.

Investment Policy-Gerhard Buhler-The Financial Committee worked to present the board an investment policy for the community. This policy had been presented in the last meeting and is ready for a vote today.

Lot Swap update-June Carrozza-There are two people interested in swapping out lots. They own unbuildable lots due to water issues that have come up and would like to swap for a Masthope owned buildable lot. She continued that she would like the office to send letters to the adjacent property owners of the Masthope owned lots (before doing a lot swap) to give them the option to purchase the lot to combine with their property. They may not want a house to be built next door to them. She feels that this is only fair to our property owners. Herman and Gerhard agreed with June. Eugene added that he purchased a wetland lot and the community told him that it was his issue. In conclusion, it was agreed to send property owners letters with the option to purchase the property first and the Board will report back to the membership with their findings.

ATV Memorial update-June Carrozza-She explained that the memorial ride scheduled is for Sheldon Langer. He was a community member who contributed so much to the community. He would instruct the youth of the community how to operate ATVs properly. The board and management would like to do a dedication sign and memorial ride in honor of Sheldon Langer. June stresses that this could be a great event not only to remember Sheldon but to stress the importance of safety when operating an ATV or UTV. June continued that this is a triple event: Meet the candidates earlier, ATV ride and the sign dedication. Bruno added that Sheldon was the key in organizing and maintaining the surveys and data collected through Survey Monkey. He's intent always was to aid and better the community.

Drainage update-Randy Schmalzle-No update. It will occur in the fall.

New Business:

Memorialize the motion for the scanner purchase for the community. Anthony read the motion.

June addresses the issue about having chairs at the pool facility. Many liked not having chairs at the pool and bringing their own. June would like no chairs at the original pool and set up chairs at the new pool. Chris agreed with June and then continue to monitor and assess the situation. June addressed the sessions that were used at the lake and pool last year and how successful it was. She feels that the sessions should continue this summer. Herman further clarified that at the end of every session, everyone needed to clear their belongs and then reenter for the next session. Anthony stated that the sessions are in place for the Saturday and Sunday leading up to Memorial Day. June would like to continue with sessions for the lake it worked really well. Herman added that he would like to move away from sessions and monitor the situation and make changes as needed. June stated that no chairs at the old pool for the current time. This matter will be discussed further when the new pool is ready to open. There will not be sessions after the weekend leading up to Memorial Day.

Roadway behind ski rental building-June explains that the roadway leads up to the handicap parking close to the lodge however some have been using it as a short cut to get to Powderhorn Drive. This could be a safety hazard. It is mainly meant for public safety access. Gerhard asked if it was actually a road. No, it is not an actual roadway. The board agreed that it will not be used as a roadway. Signage will need to put in place.

Meet the Candidates-June Carrozza explained that the time will be moved up to ensure no conflict with the ATV Memorial Ride for Sheldon Langer. June explained that there are two dates for meet the candidates. May 30th and July 9th. Anthony reiterated that meet the candidates time on the 30th will be adjusted. Herman asked about the bios for board candidates reaching the voting membership. June explained that the candidates submit their paperwork to the office and their bios will be mailed out for review and a vote. That is apart of the General Membership Mailing.

Short-term Rental Policy-June Carrozza-Explained that the board reviewed the proposed policy and agreed on some adjustments that needed to be made. They did a work session and had feedback from the membership. Legal was present and gave feedback also. Gerhard explains that the definition of short-term rental will be changed so that no one night rental will be permitted. The new policy cannot go in place until the township's policy is in place. (For details review policy on line at masthope.org). The projected date for effect is no later than January 2022. June continued that the second part of this is the pass policy needs to be reevaluated. Gerhard added that the pass policy in place has many inconsistencies that need to be addressed. The board has not voted on anything regarding property owner passes. The board is taking this as an opportunity as a starting point to make the pass policy equal to all homeowners. Herman added that the membership has been giving a lot of feedback on the pass policy and its inequities. He continued that the usage needs to be analyzed. He feels that the rental policy and pass policy should be aligned together and should take effect simultaneously. Anthony agrees with Herman that the rental and pass policy need to be done at the same time. June explains that this going to be a lot work and not easy.

Reading of the motions-Anthony Falcone.

Property Owners Time:

121FW Robin Hoose-She asked when Eagle Rock Road will be paved. Randy responded by July 4th.

61RF Jerry Ferraiuolo-Will there be teleconference available for meet the candidates. June responded yes.

1092FW Stephen Walsh-Will you start enforcing the short-term policy asap? June answered that we will enforce when the township does. The township needs to hire staff to enforce it. He feels that seems backwards to him. He feels that the policy should be tabled and that there is a lot of discussion that should take place. Gerhard explains that every township and city that had passed a rental ordinance and that the rental committee looked at had a delay until full enforcement built into their rules.

300FW Dina Bert-She wants to be on record that she opposes the rental policy.

235FW Dave Meyers-He is against the rental policy. It favors renters. How can corporations run these businesses in these homes? How can corporations run their businesses and ruin our community? June explains that the PA Supreme Court sent the rental decision to be done by local municipalities. Our community is set up as a recreational community. It is in our most senior document-the Covenants that allows rentals. We need to abide by our Covenants. The township developed a ordinance policy that helps our community and relieves us of a lot of controversy. June clarified that just because a property is owned by an LLC or corporation

does not mean it is business. Many property owners do that for the protection of their assets, such as their home.

272MR Michael O'Connor-He asked for the addresses of the properties that asked to swap properties with Masthope since their lots are deemed unbuildable. June responded that information remains with the board. She continued that Masthope only sells lots for lot combinations. The swap is being considered due to their lots being unbuildable.

847RM Richard Cross-He asks about the status of public safety. There is an increase in homeowners and renters. Are we increasing the number of officers? And who is the liaison on the board that interacts with public safety and conveys information to the membership? June explained that the number of citations are posted monthly on the bulletin board near the Marketplace. Staffing is an issue however all shifts are covered 24 hours daily. Randy explained that the number of officers on duty at a given day will vary due to circumstances such as holidays and events taking place. Anticipated busier times, the number of officers on duty will be increased. Richard stated that not only are they writing citations but also attending to medical calls.

Inaudible question-June responded that in the past coolers were checked at the lake and pool and will continue to be. Glass items are not permitted.

238FW Maria Meyers-Would like Covid restrictions clarification for the pool as to when they are being lifted. June and Anthony explained the sessions are only for Saturday and Sunday of Memorial Weekend. Restrictions are lifted on the 31st and then the sessions will be ended.

174MR Candice Serviss-She wants it on record that she is against the new rental policy. The community needs to be maintained as a private residential community. She asks who wrote the new rental policy. The committee wrote the policy and updated by Gerhard Buhler after receiving feedback from the board.

1033FW Dave Thornbury-He is opposed to the new rental policy. He asks how many active rental properties are in the community and how many passes are given out. June answered that it varies. There are 259 houses registered to rent however there are 142 active rentals. The registered renters vary for each rental.

157MR Mike Seyfried-He questions about lineage for renters. The Covenants does not include lineage that is in the handbook. The issue will be further analyzed.

121FW Robin Hoose-She addresses the no chairs provided at the pool. Maybe the community could look into a place to store property owners' chairs like it does with the kayaks at the lake.

589MR Justin Palladino-Can the HOA ban short-term rentals? June explains that it is in Covenants and that requires 2/3 of all property owners to vote to change the covenants. One must also consider how that would affect the community financially.

620FW Charles Giglio-There is inequities in the current pass policy. June agrees and states that is why it is being addressed.

Inaudible-Questions about renter passes vs. homeowner passes and its inequities.

164RF Rose Perrotti-She points out that June stated that Masthope is a recreational community however Masthope is a single family residential community. Owners need to show lineage and she would like to why we can't do that with the renters. No more than 5 passes should be given out to renters. She continued that nothing in the Covenants states anything about short-term renters. It only states about rentals.

124FW Eileen Ortenzi-She questions the numbers of votes an owner has. June explains that there is one vote per lot.

847RM Rose Roser-They should look into fair amenity usage. Amenities should be separate from rentals. The attorney did clarify that the community does have the ability to set some restrictions in place pertaining to rentals. She would like the board to look further into developing a fair policy.

204MR Bill Chillianis-He feels that the pass policy should be addressed first before any decisions are made on the rental policy.

347FW Louis Bell-He asked if Masthope's attorney owns property in Masthope. June stated no he has no financial investment in the community.

582FW Ann White-Wants to know why Gerhard edited the rental policy that the committee created. June explains that the board takes committees recommendations into consideration and then dictates what they want in the policy that will go before the board for a vote. Gerhard was also on that committee. Gerhard simply removed items from the policy that are already addressed in the township's ordinance. He left what could be in the policy and removed what was advised against by legal counsel. Gerhard further explained the committee puts recommendations before the board and the board decides how to proceed.

164RF Rose Perrotti-She agrees that the rental policy needs to be separated from the amenity policy. Masthope should have no relationship or connection with the renters. The relationship is between the property owner and the renter. It is not Masthope's responsibility to create a lucrative situation for the homeowner. It is impacting our community. 25% of the people at the amenities are renters. June added that Rose was apart of the Pass Policy Committee. Rose addressed that changes were made after the committee met. She clearly stated that if this policy goes into place the board is not listening to the wants of the membership. More townhalls are needed and data review. She continued that the home owners are not being treated as the priority of the community. June stated that we all agree in equality. Rose wants to know why were items taken out of the original policy such as the one year moratorium, passes increased to 12 from 10, why were fees removed even after legal said it was ok. The board had a work session about the rental policy. Inaudible discussion ensued.

Inaudible-She would like to see a peaceful resolution put in place. She does not oppose the rental policy and she thanks the board for their hard work.

919CF Mary Apuzzo-She opposes the rental policy. She would like to know how many rentals are set for Memorial Weekend. There are 31 right now. She asks if Masthope has enough scanners for all of the amenities. Yes, we do.

651RF Ivy Skow-She opposes the rental policy. She agrees with Rose. She wants to know why the changes were done to the policy. June explained that Masthope's policy is brought into compliance with the township ordinance. It is not a set number of passes it is based on the

number of bedrooms in the house. Right now, they can get 8 passes with the option to purchase 4 more.

339FW John Cerulli-He opposes the rental policy.

Inaudible-She asks if she can purchase day passes. June answered yes, just not on holiday weekends.

486FW Kurt Larsen-He is a homeowner who rents. He hopes they can all get along. He clarifies that homeowners get 12 lineage property owners passes, 4 guest passes and can purchase 4 extra owner passes which totals 20 passes. He feels that this should be addressed also.

28FW-Thanks the board for all their hard work. Inaudible. June expresses that member need to read the covenants, bylaws, handbook and attend meetings. She read what renters are entitled to the audience.

541FW Karen Spano-She asks who determines the definition of rentals. June explained that they need to weigh out pros and cons of rentals and determine how to move forward. Gerhard explains that the covenants does not differentiate between short term or long-term rentals. Herman clarified that short term rentals in the community are not new. They have been going on for years.

268FW-Can they track amenity usage and monetary contributions from renters. Gerhard explained that we have data on rental administrative fees collected but no record of what is taken in by the Summit or Marketplace.

847RM Rose Roser-She feels that the board needs to come up with a fair share of amenity usage between renters and owners. Gerhard agrees that inequities need to be cleaned up with pass policies and how we handle our amenities.

1239FW-Inaudible

164RF Rose Perrott-Thanks the board. She just wants a healthy rental policy. There is no connection between the township ordinance and our amenities. She asked if owners cannot buy a day pass on holidays, can renters purchase up to 12 renter passes. Randy explained that it is part of the rental contract it has no correlation to day passes. The rental policy and pass policy are two separate issues. This is not a perfect policy, but it is a good policy. It will never be perfect. He stressed that the pass policy is going to a huge project to tackle, and everyone will be affected.

1239FW-Thanks the board. He inquired about sales at the café and market. 2019-2020 seemed to be a decrease in sales. Gerhard explained that we generally end the fiscal year for food and beverage operations with \$120,000-130,000 surplus which we like to put into reserves. This past fiscal year ended with \$50,000 surplus. He added that we had a lot of new homeowners come in and a decrease in renters.

995FW Kathleen Yeo-Asks if she can purchase day passes. Yes, you can on non-holiday weekends.

861RF Jerry Ferraiuolo-Why are we giving our amenities away to renters for free. Why aren't we charging for all renters passes. Gerhard explains that we need justify what fees we are charging.

238FW Maria Meyers-Why do renters pay for ski but not the lake. June explains that in the covenants, ski is open to the public. In 2004, the board created the lineage policy as well as the fees for guests and renters at the fitness center and the stables. Randy added that in the winter the property owners pass do not get turned off as it does in the summer. She feels that renters should have to show lineage like the property owners do.

289MR Steven Smrek-Does Masthope monitor the amount of renter passes scanned. June answered yes, they get scanned and reported.

339FW John Cerulli-Are we enforcing the township ordinance. Randy answered that the township will be responsible to enforce it. Gerhard answered that we are building a policy on top of the ordinance. John asked what is the process for making decisions and votes? What is the check and balances? Is there a regulatory body? Gerhard explains that every board member has a fiduciary responsibility to the community and its membership. Every board member has to look at what is in the best interest of the community. June asked each member to state whether or not they rent their Masthope home. No board member rents. Anthony added each board member has a vote and they base that vote on what they believe is best for the community and from feedback they receive from members. Bruno added that the board controls the community. Recreation Management advises the board. Management enforces the board policies.

224FW-inaudible

82FW Peter Torchio-He is running for the board again. He feels that the rentals need to be regulated. Maybe Masthope should only rent in the winter time. June pointed out that renters spend money in the summer. Peter said that we need to track that to see just how much they spend. If a homeowner only has two passes they should be allowed to get more.

Inaudible-Can the HOA ban short-term rentals? June answered that it would have to go to a membership vote.

164RF Rose Perrotti-Stated again that there is nothing in the covenants that specifies short-term rental. June answered that it is specified that you can rent your property.

MOTION 01:05:22:21

Whereas Masthope needs a revised Rental Policy to align with new rules for short-term rentals in Pennsylvania

Therefore, be it resolved that the Masthope Mountain Community Board of Directors approves the “Rental Policy Masthope Mountain Community Property Owners Council, Issue 1.0”. The effective date for the new policy will be aligned with the Short-Term Ordinance of Lackawaxen Township but will not be later than January 1, 2022.

FIRST: Chris Pisani

SECOND: Gerhard Buhler

MOTION PASSES

FOR: 8 AGAINST: 3

MOTION 02:05:22:21

Whereas, the ECC Committee has had a resignation of James Cobban

Therefore, be it resolved that the Masthope Mountain Community Board of Directors thanks James Cobban for his service and we will be looking for a new ECC Committee member.

FIRST: Chris Pisani

SECOND: Herman Matfes

MOTION PASSES: Unanimously

MOTION 03:05:22:21

Whereas the Strategic & Facility Planning Committee, is a standing committee per the bylaws of the Masthope Mountain Community, with a minimum of 6 and a maximum of 10 members.

Whereas the community has been actively looking for volunteer members to join the Committee,

Whereas Carlo Dianda has resigned from Strategic & Facility Planning Committee and Whereas Robin Hoose the chair and the committee and committee has recommended Rosemary Roser to be appointed

Therefore, be it resolved that the Masthope Mountain Community Board of Directors appoints Rosemary Roser as a new member of the Strategic & Facility Planning Committee.

FIRST: Chris Pisani

SECOND: Herman Matfes

MOTION PASSES: Unanimously

MOTION 04:05:22:21

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 a maximum of seven (7) other members.

Whereas Frank Mangin has resigned from the Audit Committee

Therefore, be it resolved that the Masthope Mountain Community Board of Directors approves thanks Frank Mangan for his service. Committee is actively looking for members (preferably with a financial background.)

FIRST: Chris Pisani

SECOND: Herman Matfes

MOTION PASSES: Unanimously

MOTION 05:05:22:21

Whereas, an Investment Policy is needed to document the objectives, instruments, strategies, and governance for the investments of Masthope Mountain Community Property Owners Council funds, and

Whereas the Document Review Committee and the Financial Committee have reviewed and recommended the proposed policy,

Therefore be it resolved Masthope Mountain Community Board of Directors approves the proposed Investment Policy, effective June 1, 2021, as the Investment Policy for the Masthope Mountain Community Property Owners Council.

FIRST: Gerhard Buhler

SECOND: Bruno deVinck

MOTION PASSES: Unanimously

MOTION 06:05:22:21

Whereas a chargeback for general operations expenses such as insurance, administration, fees, and marketing, from the Food and Beverage budget had been planned for the 2020-2021 fiscal year, and

Whereas the Food and Beverage operations have been severely impacted by the continuing COVID-19 pandemic restrictions, and

Whereas executing the chargeback would restrict funding of the Food and Beverage Reserves for 2020-2021

Therefore be it resolved Masthope Mountain Community Board of Directors approves to keep the chargeback amounts in the Food and Beverage operations surplus for the 2020-2021 fiscal year.

FIRST: Gerhard Buhler

SECOND: June Carrozza

MOTION PASSES: Unanimously

07:05:22:21

Therefore, be it resolved that the Masthope Mountain Community Board of Directors memorializes the following motion:

**Whereas four of the community's existing scanners are not repairable, and working scanners are needed on opening day at Masthope's amenities, and
Whereas COVID related delays in production of the hardware for a new scanner system for the amenities is at least 9-10 weeks out, and
Whereas given this timeline, combined with the installation needed, the new system will not be ready until the end of the summer season,**

Therefore be it resolved Masthope Mountain Community Board of Directors approves the purchase of four additional scanners, type Zebra TC210K-01A222-NA TC21, plus a 2-yr service, charging cradle, power supply, USB-C Cable, and Tracerplus software monthly subscription for 5 months, to be used at the amenities. Price not to exceed \$4000.00 and funds come from Reserves.

FIRST: Chris Pisani

SECONG: Herman Matfes

MOTION PASSES: Unanimously

Open Session Adjourned 11:15am

Executive Session Began 11:25am

Executive Session Ended 12:05am

Open Session Reopened 12:06pm

Open Session Closed 12:07pm

Correspondences

I received 80 correspondences this month. Here is a summary:

- Questions and updates from committees.
- Questions on Public Safety.
- Update on pool and lake.
- Community outreach from Arrowhead.
- Questions on ATV Event.
- Question on availability of a property on Masthope Plank.
- Questions on construction in community.
- Questions on a web page.
- Majority on the Rental Policy.

President's Report

Many of you are passionate about the Short-Term Rentals. Thank you to those of you who attended the Townhall Meeting. The boards fiduciary responsibility is to take in your input and advise from counsel and then decide. We hope to reach a conclusion today on the Short-Term Rental Policy. Memorial Day weekend is upon us and we hope you all enjoy it. The board and management will continue to watch the numbers at the lake and pool. We have a lot to discuss today so lets start the meeting.

Managers Report

May 21, 2021

Updates

1. Pool Project – We are back on track.
 - a. Pool concrete is in place.
 - b. Coping is in place
 - c. Tile is in place
 - d. Plumbing will be completed Monday
 - e. Mechanical room is primarily completed
 - f. Retaining walls in place.
2. Pool Slides – Will be open Memorial Weekend
3. Splash pad – Will be open Memorial Weekend
 - a. Piping is completed
 - b. Concrete will be finished early next week.
 - c. Water and pumps will be added next week.
4. Restrooms – Final inspection will be next week.
 - a. Will be open for Memorial Weekend
5. Service Bar/tiki area
 - a. Building complete
 - b. Waiting on final equipment.
 - c. Waiting on furniture.
 - d. Possible opening of seating area for Memorial Weekend

Department reports

Public Safety – New truck has been delivered, waiting for final paperwork

Food and Beverage – Working towards summer season.

Looking for staff in all positions.

Masthope Mountain Community
Strategic Planning Committee Minutes – May 17, 2021

Attending: *Roberta Hoose, Chair; Tom Hillpot; Kathy Matfes; Joyce Ramu Pace; Matthew Spalding;*
Excused: *Bruno DeVinck; Dana Diver*
Guests: *June Carrozza; Rosemary Roser*

The monthly ZOOM meeting of the Strategic Planning Committee of Masthope Mountain Community began at 7:00 p.m.

Rose Roser has expressed an interest in serving on the Strategic Planning Committee. The Chair requested she submit a brief bio for the committee's review which she did. Rose was subsequently invited to join our meeting to get a sense of what we are charged with to be sure she feels it is a good fit for her. She is aware that the Board has the final approval.

CORRESPONDENCE: Carlo Dianda messaged the Chair indicating that he regrets he will be leaving the Committee as he no longer has the time to devote to the Strategic Planning Committee. He noted that he plans to retire in the next couple of years and at that time he will be able to dedicate more time to volunteering.

Antoinette Greco had expressed an interest in serving but has subsequently changed her mind. The SPC will entertain bringing on an additional member if anyone is interested.

CHAIR UPDATES:

FRIENDS OF THE TRAILS:

Matt met with June, Tom and Nick 3 weeks ago regarding the Friends of the Trails project. Some of the areas to be worked on are the ski area to do a litter sweep and Briar's Pond Trail to begin clearing debris which will involve cutting back branches, laying down stone, raking and moving some rocks and larger branches. Matt will touch base with Dana as to when to send out emails to all volunteers. Dana Diver will soon be contacting those who have signed up for the Friends of the Trail program and will be coordinating the work days along with Matthew and Joyce.

June noted that our next SPC meeting can be in person up at the lodge.

EGRESS: Masthope will not be creating an egress road off Turkey Circle at this time primarily due to the incredible cost for construction. The chair asked June for clarification if the Hummel family has agreed to allow Masthope to utilize their private road as an emergency egress. She said it is likely, but Randy will be seeking to get this in writing. *(Subsequent to our meeting, June said he has made contact)*. Rose expressed her concern that this would not address the issue of fire trucks accessing the Falling Waters side of the community if the main entrance was unsafe and the fact that the Hummel's private road would not accommodate the large tankers. June noted that the key concern is to have community members safely exit. Rose asked how will we notify people of the road and procedures; will there be signage to identify the road? June noted that procedures would be put in place.

A brief discussion followed on what the committee will be focusing on once the trail system, maps and brochures are completed. It was agreed that we would continue working through the list the Board presented to the committee a year ago. Matt will resend to the committee, the Boards list of recommended projects for the committee to be prepared to address at our next meeting.

ICE RINK: Due to the continued interest of having an ice rink, the SPC believes the rink needs to be revisited....perhaps next year after the pool project is up and running as it was the committee's impression that it could be revisited; June said it was clearly rejected by the Board, hence no further action will be taken at this point.

SURVEYS: The chair also noted that she would be following up with management regarding the status of the surveys the committee produced in 2019 and 2020 and whether the data was shared with the respective managers.

ADJOURNMENT: 8:00 p.m.

NEXT MEETING: Monday, June 14th at 7:00 p.m. POC Lounge

Respectfully submitted,

Roberta E. (Robin) Hoose, Chair