

**MASTHOPE MOUNTAIN COMMUNITY PROPERTY OWNERS ASSOCIATION
GENERAL MEMBERSHIP MEETING
MARCH 13, 2021
PROPERTY OWNERS LODGE**

Transcriber: Kelli Myers

10:02AM

Dan Clark

Meeting will be delayed until William Owens, our accountant and auditor, is present with the proxy count. We need to have a quorum to conduct the meeting. At this time, we do not have enough property owners in person to call a quorum. Dan explained that mail in proxies had to be in by March 5th or needed to be turned in to the office by 10am. Now the time has passed to turn in proxies. Dan explained how to sign into the teleconference.

10:15AM

Dan announced that we have a quorum. 201 proxies and 21 in person and the number will increase with the hand in proxies.

He asks for everyone to stand for the Pledge of Allegiance.

Dan introduces our attorney Greg Malaska and accountant William Owens to the membership.

John Grandy will be the vote counter.

Dan Clark requested a motion to waive the reading of the November GMM Minutes.

MAKER: John Grandy 6CM

SECOND: Fred Suljic 562MR

MOTION PASSES BY VISUAL INSPECTION.

Dan Clark requested a motion to approve the November GMM Minutes.

MAKER: Fred Suljic 562MR

SECOND: John Grandy 6CM

MOTION PASSES BY VISUAL INSPECTION.

10:20AM

Treasurers Report –Gerhard Buhler, see attached.

10:45AM

President's Report-June Carrozza-She thanks Gerhard for his impressive financial presentation. It is clearly laid out where monies are applied. She thanks Recreation Management for all of their hard work and thanks Masthope staff for their continued efforts. She encourages everyone to get their RFID passes done. She expressed the importance of continuing support of each other. It is extremely important to continue to support our community.

Dan Clark asked if there are any questions from the membership.

Caroline DiSimone 47FW-She asked with the CDs about to mature would we look into any other forms of investment for the community. Gerhard answered that yes, we are always looking for investments in the best interest of the community without increasing the amount of risk. Caroline asked about when they are creating the budget, do they consider all properties paying in full or do they consider a percentage of non-paying properties. Gerhard responded that non payments are considered, and you can see that in the presentation he just finished. The budget is based on a fewer number of properties than the actual number of billable properties. Caroline asked if the board has created a plan for members that

cannot pay dues due to financial hardship, such as suspension of services. Gerhard explains that the board extended 3 different payment options for members. Caroline asked about the stoppage of building permits in the community. She continued that if someone cannot build why should they pay their dues. Gerhard explained that it is Aqua PA not issuing permits due to the overtaxed sewer system. It is not Masthope refusing to issue permits. He continued that Aqua is working on rectifying the situation and it will be fixed at some point in time. More importantly, when you purchase in a community, you agree to pay community dues.

Jim Kelly 933RF-He asks if there is a breakout on how much dues are in arrears that are short term rather than ones that are 5-10 years in arrears. He continued that this year was an oddity. Gerhard explains that this past year the community did not have a big issue with dues collection. We have had a higher collection rate this past year. Gerhard continued to explain that the community does have some properties that are severely in arrears, and this has been discussed with our accountant. Moving forward, we will write off the bad debt from our books but will continue to pursue payment of all debt owed to the community.

Vito DiSimone 47FW-He asked why do hold half a million in cash. He asked why it can't be put into something earning interest. Gerhard answered that it could be. There is an investment in place where cash is rolled out nightly invested and then deposited back the next morning.

11:00AM

Manager's Report-Randy Schmalzle-He addresses Mr. Kelly regarding collections. Randy explained that we do track dues in arrears very closely it is just not detailed in our reports. He continued it was a great ski season. Strange season where it was busy at odd times due to COVID working at 50% capacity. When ski is busy so is the Summit. Ski had a record-breaking January and February. Staffing shortage is an issue all over the county due to COVID and the fear of being around people. We are always looking for staff. Randy addresses the Aqua PA issue. It is a temporary issue. Aqua is working to rectify the septic situation and will be expanding the septic system. Aqua has never been cited for dumping in the river. They are testing spray irrigation and soiling sampling around the plant property. Aqua is working very hard to rectify the situation. As we get information, the membership will be notified. Randy explains that ski is hoping that most membership has their RFID cards. These cards will be able to track everything. This is how Masthope property owners will access all amenities in the future. This has been a monumental task to get the RFID system in place that Recreation Management has taken on. Ski is working hard to move this project forward. Randy reiterated what June had said about staffing issues. He thanks staff and the board for all of their hard work.

Joseph Bianco 266FW-Asks about the RFID passes at other amenities. Randy answered that Masthope is still using the other passes for the other amenities. He addressed a question about the compactor and costs. (Partial inaudible) Randy answered that the increased costs are due to increased usage and incorrect recycling. Management has been negotiating with Waste Management to reduce costs. These fees are an expense you cannot control.

Frank Hoffman 659RF-He questions about electric rate and it being passed onto property owners. The electric is based on meter usage and that cannot be disputed. There are negotiations to reduce increases from 200% to 135%.

No questions from the floor.

Preamble #1 – Operating Budget

Whereas the continuing operation of the Masthope community requires an increase of \$54 for single improved lots and single unimproved lots over the prior year operation budget, therefore be it resolved,

Motion # 1

1. Approve the increase of \$54.00 to each 2021-2022 dues assessment for single improved lots and single unimproved lots.

Yes 182 No 54

Details listed in explanation of budget.

Preamble #2 – Capital Budget

Whereas the capital budget assessments require and amount of \$325.20 for single improved lots and single unimproved lots, and

Whereas there are existing contractual capital assessments for the Consolidated Amenities Loan in the amount of \$210, and

Whereas our Bylaws prescribe a mandatory Minimum Annual Assessment of two percent (2%) of the previous year's total Operating Budget for the Restricted Reserve Account-General, corresponding to an amount of \$59.10, and

Whereas money is needed for funding the Capital Asset Reserves for community owned ski assets in the amount of \$56.10, therefore be it resolved,

Motion # 2

2. Approve addition of \$56.10 to each 2021-2022 dues assessment for Capital Ski assets in the Restricted Reserve Account -Ski.

Yes 178 No 59

Dan announces that July there are 4 seats up for vote. For information, contact the office.

Dan asks for a motion to adjourn the meeting.

MAKER: Jim Fox

SECOND: Foster McCoy

MOTION PASSES BY VISUAL INSPECTION.

11:25am Meeting Adjourned.