

**Masthope Mountain Community
Board of Directors Meeting
June 26, 2021**

Transcriber: Kelli Myers and Annette Tussel
Teleconference

8:33 AM Meeting called to order.

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

Teleconference: Anthony Falcone

Absent: Chris Pisani

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

Bruno announced that there will be an Executive session after this meeting on legal matters.

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

Treasurer's Report- for period ending May31, 2021-Gerhard Buhler-see attached.
Treasurer's Report was approved unanimously.

Correspondence Report-see attached.

President's Report-June Carrozza-see attached.

Bruno thanks Ed McClary on twelve years of service.

Manager's Report-Randy Schmalzle-see attached.

Ron Schmalzle- Comments on Ed McClary's tenure on the Board. When Ed joined the Board 12 years ago, Masthope was in crisis. A \$700,000 deficit, no contracts in place and insurance was difficult to secure. Ed McClary joined the board hoping with his professional experience he could help Masthope out of its situation. Working together with Ron and Randy, Ed was instrumental to turn the situation around. Over the years Ed sold his Masthope home and

purchased a lot just to continue to stay involved with the betterment of the community. Ron thanks Ed for all of his years of service and a job well done.

Bruno comments on how impressive the new pool complex is looking. Herman Matfes also comments on the new pool complex. It is looking great.

June reports that the Public Safety Report for the Month of May has been posted in the bulletin board outside The Marketplace.

Committee Reports:

Strategic Planning Committee Report -See attached. Robin has decided to resign her position as chair of the committee.

Herman Matfes and Bruno de Vinck thank Robin for her volunteer service.

ECC-Peter Torchio- Introduces the new ECC officer Antoinette Greco. She reports that 65 permits have been issued. Currently culverts are a concern and homeowners need to clean and maintain their culverts.

Heman Matfes asked about the PA Aqua work in the community with respect to the road conditions. Randy states that it is a temporary fix until a full restoration can be completed.

Peter Torchio reports the DMAP program is in the planning and 50 certificates have been received.

Financial Committee-Gerhard Buhler-Next meeting is July 25. Going to review the financial report and the general status of the community.

Documents Review Committee – Tom Garrity reports the revamped Rules and Regulations Handbook were presented to the Board this week for their review. Last summer they were asked to separate the Rules and Regulations from the Handbook. June states the Board will review the tiers of fines with Public Safety and the Environmental Control Committee.

Anthony Falcone comments on the great job they did with deconstructing the Rules and Regulations Handbook. He also questions the Home Rental Policy update. June states we are working off the current one until the new one goes into effect in conjunction with the new township rental ordinance.

Ad-hoc Committee Reports:

Fire Prevention Committee-Jim Fox-It has been a low fire danger recently. They have been out checking for illegal firepits. One was located and they will be sent a warning letter for non-compliance. Fire pits must have spark arrestors. For the most part, everyone in the community has complied.

ID Pass/Renter Policy Committee-No report

Technology Committee-Herman Matfes- They are working on the new website for the membership. There will be two sides to the website. General public information and private homeowner information. They will be working on the ability to register ATV, UTV, Golf Carts, Motorized and non-motorized watercraft online as well as accepting dues payments. It is

progressing, and the committee will have updates on a regular basis. Tom Brown has resigned and Scott Solomon has volunteered his services to the committee. June says they are doing a good job and no need to rush to launch the site. June brings up the request to sign papers to claim our vendor number for the website. June will only sign the website contract with the Board's approval. She has further questions on the fees and would like additional information. Any additional fees will require a board motion.

WLA-Gerhard Buhler-It has been a busy six weeks. The bridge repair and the annual dam inspection have both been completed. The next quarterly meeting will be July 18th at the Fawn Lake Forest Clubhouse.

Old Business:

Chairs on the existing pool deck—After discussion it was decided to have homeowners and guest bring their own chairs. The new pool will have chairs available. Bruno suggests half chairs on the deck and half with no chairs. June says a lot of people like to bring their own chairs. Jim thinks if a majority likes it that way we should leave it that way. June thinks the top pool is fun and the new pool will be more of an oasis and should have chairs. Anthony asks about the chairs we bought. Randy said we bought 100 new chairs and we will have around 400 chairs available. We will leave pool operations as is for now and we can reevaluate.

Scanner update-Herman Matfes—Scanners have been replaced and they are working well. Bruno asks for an update on the new ID Passes. Randy said there are 6500 new RFID passes processed and their working on a more user-friendly system for the upcoming season.

Aqua update-June Carrozza-The first step is for PA Aqua to supply a plan to DEP. The plan will include what they have and what they need and the steps needed to achieve their goal. It will be submitted to the PUC (Public Utilities' Commission) for a 30-day public review/comment period and PUC hearing. Once they have PUC approval it will go into the engineering phase and the final plan will be submitted to DEP (Department of Environmental Resources) for their review and approval. Eugene comments that he sees PA Aqua working in the community. Randy explains they are running cameras in the lines looking for problem areas. The problem areas are allowing ground water infiltration. The lines are being lined with a socking system in the problem areas when possible. Using the socking system allows these areas to be fixed without digging up the area. They are repairing manholes, pipes and anywhere they may be getting excess water (ground water/stormwater) into the system. This process will continue through the month of July.

Caliber Software update-Gerhard Buhler-No report.

Lot Swap/Lot Sells update-June Carrozza-Five request to purchase Masthope lots. We only sell lots to be combined with lots already owned.

1. Turkey Circle-Last one owned by Masthope on Turkey Circle. Possible future egress. Decided not to sell.
2. Powderhorn-Owner will combine.
3. Summit-Owner will combine.
4. Next to water tower road-Decided not to sell.
5. Near the stables-Decided not to sell.

Letters will be sent to the two adjacent property owners for approved lot purchases to be combined offered at \$10,000 each.

Drainage Project at the Lake- Randy Schmalzle-No update.

SOP Document Submissions-Randy has them all together and will have them submitted before the next meeting.

New Business:

ID Pass workshops-Tom Garrity-Three meetings held so far with high attendance and good feedback. He clarifies that they are not making any final decisions or voting on pass policy. Their object is to gather proposals and information for the board. There are limitations on what is allowed to be changed and we have guidance from our lawyers. They are working to get pass policy ideas sent to the Board by August/September.

Rules & Regulations-(Inaudible)

Discuss and memorialize of the approval to establish the ID Pass Review Committee. This motion had been approved electronically and it needs to be memorialized. June makes the motion.

Discuss and memorialize motions (Inaudible)

Reading of the motions-June Carrozza.

There was a question on who could be an acting Chair of a committee. The chair needs to be a member/property owner in good standing, but there are no rules for an acting chair.

Anthony Falcone reads the motion to approve the Recreation Management contract covering May 2021 through October 2021 (six months).

Bruno-Clarifies that when Ron Schmalzle complimented Ed earlier that it was not Recreation Management that put Masthope in the hole it was prior management.

Ed McClary makes a brief statement about his twelve years on the Board. During his time on the Board, he served in many roles including being Vice President and President. He watched this community grow into what it is today. Most communities dream to be like Masthope, His advice for the community is to continue going forward. Try not to fight amongst each other and don't believe false statements. Working together is the key. He offers his services if they need any consulting in the future. He states how proud he is of what the Board has done.

Property Owners Time:

1246FW Maria Porter-She wanted to remind the Board that when they are considering removing the grandfathering of passes that there are other grandfathered items that should be removed at the same time.

1088FW Fonseca-There was questions in refence to the teleconference connections.

Sometimes there are difficulties hearing and how can they correct this?

June-It is a tough one. She has people texting her and Kelli during the meeting and they pass the information onto the IT person to correct the situation as soon as possible.

Herman-Suggested possibly creating an email address that can be monitored during the meeting to be notified of any teleconference monitoring issues.

398FW Sean Kelly-He is relatively new here. He and his family are having a great time here. He hears the rumors going around the community and wanted to make sure that all our board members have the best interest of the community. Do any of the Board members rent their properties?

June responds no one on the board rents their home.

238FW Maria Meyers-A few meetings ago there was a question asked about paying for some amenities and not paying for others. We were advised that the Board would seek legal counsel and get back to them. We do not have charges for the lake or the pool, but we do have charges for guest for skiing, stables, as well as the fitness center. And in addition to that property owners are required to pay for snow tubing. During the meet the candidates she asked a Board member what a reasonable amount of time was to have an answer back. She was told a week or two. She is not against renting. She would like to see some limitations put in place.

June explained that anything that has a legal attachment cannot be discussed in an open meeting and will only be discussed in executive session.

Tom explained that he doesn't know what the thought process was behind the current pass policy that predates his time but he will investigate to see if he can find any answers.

Gerhardt explained that there are inconsistencies in the current pass policy that needs to be addressed.

June explained that there is an increase in amenity usage. Owners and guests have the most usage. Everything pertaining to the Pass Policies must go through legal counsel.

124FW Vincent Ortenzi-He wants to know if we can add a reminder/alert app? Looking for a way that updates could be sent immediately to a phone with alert notifications.

Herman answered that there is a website announcement section & Constant Contact are the methods currently being used. The website under design at this time will have additional functions available to property owners for notifications and alerts.

June reiterated that right now we have constant contact. If you are not on the list, please call or email the POC office to have your email address added. We have enough outlets to get the information out now.

343FW Louis Bell-In regard to renting a house with passes, when he goes down to another community to visit relatives, he must pay a fee per person to use the amenities. Renting a house is not renting a community. If he were to rent his house without passes, he is sure the renters would purchase the passes to use the amenities. They rent a house, not the community.

861RF Jerry Ferraiuolo-He is looking into the equity of what the board is doing. We just put in a year's time working on a new pool. We decided on a pool, purchased the pool & made loans for the new pool. Why can't we request renters to pay a nominal fee for the pool?

June answered thank you and we will keep it under advisement.

578MR Rich Seidel-It would be in everyone's interest to download a copy of the Property Owners' Handbook to get the right answers to their questions. He sees people on Facebook asking about the rules and getting wrong advice and wrong answers.

Kudos to the lifeguards. They are going a great job.

He suggests people should download the CodeRed App which links to local weather storm warnings & emergency notifications.

1088FW Loretta Fonesca-Recreation management did a good job during COVID. Why did they put only six months on the contract expiring October 31st right before ski season?

June explained that ski and community management are two separate items. Contracts are separate for ski and management. Recreation Management based their six-month management contract on negativity that's been stated on social media by certain members of the community against them.

1004FW John Mangin-Homeowners that rent are making money off the dues that homeowners pay.

June answered thank you for your input. We are monitoring all situations and reminds him that all homeowners pay dues.

1033FW Dave Thornbury-Yesterday he was up at the pool and noticed a couple ATVs without updated plates. They said they were renters, and no one told them that. He called Public Safety and said they basically did not believe him. They told him he had to go take pictures of them. The lake gates are open all day and all night.

June stated that they will speak to public safety regarding the concern. They are out there giving citations for any scene infractions.

Herman stated that if you have difficulty call public safety or the Board President.

Rose Perrotti- Just wanted to say the acting Strategic Planning Committee Chair is a property owner's son.

Motions:

To be added.

MOTION 01:06:26:21

Memorialized 2 previous motions that were approved on June 6th. The board approved the implementation and charge of a sub-committee to the Pass Policy Committee.

MOTION 02: 06:26:21

Whereas, the Deer Management Assistance Program has been utilized to control the deer population and preserve the Masthope Mountain Community ecosystem.

Therefore, be it resolved that the Masthope Mountain Community Board of Directors approves the continuation of the Deer Management Assistance Program for the upcoming hunting season. Rules and procedures to follow. Community member Peter Torchio will continue as the coordinator of this program.

FIRST: June Carrozza

SECOND: Ed McClary

MOTION PASSES: Unanimously

MOTION 03: 06:26:21

Whereas, the Strategic & Facility Planning Committee is a standing committee per the bylaws of the Masthope Mountain Community, and whereas the Chairperson, Robin Hoose has resigned effective June 15, 2021 and whereas a new Chairperson must be appointed.

Therefore, be it resolved that the Masthope Mountain Community Board of Directors appoints Matthew Spalding as the new Strategic & Facility Planning Committee acting Chairperson effective this date.

**FIRST: Foster McCoy
SECOND: Herman Matfes
MOTION PASSES: Unanimously**

MOTION 04: 06:26:21

**Whereas, the Strategic & Facility Planning Committee, is a standing committee per the bylaws of the Masthope Mountain Community, with a minimum 6- maximum 10 members
Whereas the community has been actively looking for volunteer members to join the Committee,**

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

**FIRST: Foster McCoy
SECOND: Ed McClary
MOTION PASSES: Unanimously**

MOTION 05: 06:26:21

Whereas, the existing commercial reach in freezer (item #1349 in the capital reserve study) has been identified for replacement.

Therefore, be it resolved that the Masthope Mountain Community Board of Directors approves the purchase of a new commercial reach in freezer, from vendor, Singer Equipment at a cost not to exceed \$3,200. Cost to be paid from the Capital Reserve Fund.

**FIRST: Gerhard Buhler
SECOND: Jim Fox
MOTION PASSES: Unanimously**

MOTION 06:06:26:21

Whereas, the existing Back Bar Cooler (item #1343 in the capital reserve study) has been identified for replacement.

Therefore, be it resolved that the Masthope Mountain Community Board of Directors approves the purchase of a new Back Bar Cabinet Cooler, from vendor, Singer Equipment at a cost not to exceed \$4,500. Cost to be paid from the Capital Reserve Fund.

**FIRST: Bruno deVinck
SECOND: Jim Fox
MOTION PASSES: Unanimously**

MOTION 07:06:26:21

Whereas, the existing Kubota RTV (item #1603 in the capital reserve study) has been identified for replacement.

Therefore, be it resolved that the Masthope Mountain Community Board of Directors approves the purchase of a new Kubota RTV900 with plow, from vendor, Marshall Machinery at a cost not to exceed \$22,500. Cost to be paid from the Capital Reserve Fund.

**FIRST: Bruno deVinck
SECOND: Tom Garrity
MOTION PASSES: Unanimously**

MOTION 08:06:26:21

Whereas, the existing Ford roadside mower attachment (item #1605 in the capital reserve study) has been identified for replacement.

Therefore, be it resolved that the Masthope Mountain Community Board of Directors approves the purchase of a new roadside mower attachment from vendor, Marshall Machinery at a cost not to exceed \$9,500, Cost to be paid from the Capital Reserve Fund.

**FIRST: Eugene Principe
SECOND: Ed McClary
MOTION PASSES
MOTION PASSES: Unanimously**

MOTION 09: 06:26:21

Whereas, the existing Kubota 4 wheel drive bucket tractor (item #1601 in the capital reserve study) has been identified for replacement.

Therefore, be it resolved that the Masthope Mountain Community Board of Directors approves the purchase of a new Kubota 4 wheel drive bucket tractor from vendor, Marshall Machinery at a cost not to exceed \$49,000. Cost to be paid from the Capital Reserve Fund.

**FIRST: Bruno deVinck
SECOND: Eugene Principe**

MOTION PASSES: Unanimously

MOTION 10:06:26:21

Whereas, the Document Review Committee has been tasked with separating the original Rules and Regulations/Handbook into two separate documents.

Therefore, be it resolved that the Masthope Mountain Community Board of Directors approves the re-organization of the aforementioned documents as presented by the Document Review Committee.

FIRST: Tom Garrity

SECOND: Gerhard Buhler

MOTION PASSES: Unanimously

MOTION 11:06:26:21

Whereas there is a need for a new contract with Management.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the contract with Recreation Management commencing on May 1, 2021 and terminating October 31, 2021,

FIRST: Gerhard Buhler

SECOND: June Carrozza

MOTION PASSES: Unanimously

MOTION 12:06:26:21

Whereas, the Masthope Mountain Community Board of Directors decided in its July, 2019, meeting to form a new, ad-hoc Technology Committee, and Whereas Tom Brown has resigned from The Technology Committee, and Whereas the members of the Technology Committee need to be approved by the Board.

Therefore, be it resolved that the Masthope Mountain Community Board of Directors approves, property owner, Scott Solomon to join the Technology Committee.

FIRST: Herman Matfes

SECOND: Bruno deVinck

MOTION PASSES: Unanimously

MOTION 13:06:26:21

Whereas a 2008 truck needs replacement and a suitable used truck with low mileage has been found, and

Whereas this purchase has been planned as part of the annual reserves spending plan,

Therefore, be it resolved that the Masthope Mountain Community Board of Directors approves the purchase of a Ford F250 equipped with a Western V-Plow for a price not exceeding \$50,000. The funds will be coming from the General Reserves account

FIRST: Gerhard Buhler

SECOND: Eugene Principe

MOTION PASSES: Unanimously

Open Session Adjourned 10:33am

Executive Session Began 10:45am

Executive Session Ended 11:35am

Open Session Reopened 11:36am

Open Session Closed 11:37am

Treasurer's Report for Period Ending May 31, 2021

Unaudited

Collections - YTD

	May 20	Apr 21	May 21
Total	2034	2032	2032
Billable	1714	1713	1713
Paid in Full	1260	1649	1363
Percent	73.5%	96.3%	79.6%
Outstanding - Lots	454	64	350
Outstanding - Dues	\$812,957	\$138,675	\$545,284
Total Bad Debt Lots	31	31	0

Unrestricted Income and Expense - YTD

	May 20 YTD	Apr 21 YTD	May 21 YTD
Revenues to date	\$2,043,361	\$2,979,744	\$2,280,580
Expenses to date	\$143,115	\$2,779,496	\$171,953
Net Surplus (deficit)	\$1,900,246	\$200,248	\$2,108,628
Margin (Net/Revenue)	93.0%	6.7%	92.5%

The Summit - YTD

Revenues to date	\$38,883	\$1,508,052	\$98,939
Expenses to date	\$37,899	\$1,446,821	\$92,506
Net Surplus (deficit)	\$984	\$61,231	\$6,433
Inventory	\$28,074	\$31,979	\$51,227

The Market Place - YTD

Revenues to date	\$25,086	\$573,867	\$42,482
Expenses to date	\$23,068	\$584,854	\$42,022
Net Surplus (deficit)	\$2,018	(\$10,987)	\$460
Inventory	\$11,217	\$0	\$29,172

Summit/Market Net Surplus (Deficit)

	\$3,002	\$50,244	\$6,893
--	---------	----------	---------

Correspondences

I received 125 correspondences this month. Here is a summary:

- Questions and updates from committees.
- Complaints about dogs at beach: all dogs must be leashed and not allowed at Amenities.
- Public Safety issues on speeding, dropping kids off at bus stop, and abuse to staff.
- Update on pool and lake, including chairs at pool, and complaint about oversized floatation at lake.
- A thank you to the board of directors.
- New Summit menu and complaints on Tiki closure.
- Complaints about unofficial Masthope facebook pages and the negativity
- Debris on Eagle Rock
- Questions on ATV Event and Sheldon Memorial.
- Questions on a web page and board member bios.

Complaints about getting citations.

- Questions on the Rentals, Rental Policy, registrations, and property owners who lend their homes.
- Questions on passes, pass policy work sessions and grandfathering.
- RMC role in community, and their contracts
- Questions on Aqua and moratorium on building.
- Complaints about Property Owners feeding the deer. Please do not feed the wildlife.
- Letter was received and shared with counsel.
- Recommendation to review fines for abusive behavior from Tier 3 to Tier 5.
- 5 Requests to purchase Masthope properties.

President's Report

I recently read an article from Common Ground, CAI's magazine. They talk about "as we emerge from Covid-19 pandemic cocoons, in the U.S., it seems some of us have forgotten how to be around other people. There are too many reports of rude, impatient, uncivil, and sometimes, dangerous behavior." We are observing this in our community. Our management team, and staff are reporting back to the board concerning these issues. There is talk amongst the staff that they might leave because of the behavior. There is not enough staff, nor should they be treated poorly by property owners. There will be a zero tolerance for this. Fines will be issued to the offenders. We need to become a community again. I would like to thank all those volunteers who have signed up for Friends of the Trails. They have begun cleaning up trails for everyone to enjoy. If anyone is interested in becoming a part of the group, please see our weekly messages for more information.

On June 26, myself and Gerhard attended the Lackawaxen Township Supervisor meeting to start a dialog on coordinating the administration of the township's short-term rental ordinance and our rental policy. It was agreed that we would get copies of notifications if a landlord's license changes, and work with the township secretary and zoning officer on further coordination items as needed. The Township passed a motion that evening on the Corrective Action Plan (CAP) & Components 4A & 4B submitted by Aqua Water regarding Masthope POA Treatment Plant, as recommended by the Planning Board. This is a requirement from DEP. We will keep you updated as things progress.

We are kicking the summer off on July 3rd with the MMC carnival from 12pm – 4pm. If any volunteers are willing to help Lucas with this event, please let him or the office know. Then at dusk our traditional fireworks display will take place at the top of the mountain.

On July 9th we will have the second Meet the Candidates meeting at 7:30pm in the Property Owners Lounge, and teleconferencing. It is great to see so many new property owners willing to put in the time and work for our Community. We have 10 people running for the board of directors, three incumbents and 7 new candidates.

We have rescheduled the Sheldon Memorial dedication and ATV/UTV cruise for July 18th. More info to come.

The board is presently reviewing the pass policy that was presented in April of 2019. They have opened it up as a work session with several of our board members in the meetings while other board members and property owners listen. Thank you, Tom Garrity, Gerhard Buhler, and Chris Pisani, for taking this on. It is a huge challenge to create something that ensures we have one class of membership, as the Bylaws require. We need to look at fairness and equality.

I would like to thank my fellow board members. I am proud of what this board has done in the past year. We have kept our amenities open and safe during Covid, dues went down, passed the Rental Policy to be in line with Lackawaxen Township, and we have a new pool that will be opening soon. Randy will be updating us on the pool project. I cannot thank Randy enough for his vision on the pool and tiki area. Tom Thompson for all the extra-long hours he has put in to keep the pool on target. For anyone who wishes to question RMC's management skills should take another look at what they have accomplished. They have gone above and beyond to get this pool ready. Finally, thank you, Ed McClary, for your 12 years on the board of directors. This is his last meeting.

Managers Report

June 25, 2021

Updates

1. Pool Project – Pool is full and filtering.
 - a. Working to substantially complete decks for next weekend.
 - b. Fencing will be installed starting Monday.
2. Pool Slides – Open
3. Splash pad – Open, gap sealing to be completed.
4. Restrooms – Open
5. Service Bar/tiki area - Open

Department reports

Public Safety – New truck in operation.

Staffing in place for summer.

Food and Beverage – New menu will be introduced this week.

Hiring all kitchen positions.

POC office

1. Training for Calibur continues.
2. Please register all toys as soon as possible.

Maintenance

1. Grounds – landscape upgrades will continue throughout the community.
2. Beach – Sand is in place, beach up and running.
3. Storage loft in area 14 nearly complete.

Fitness - Diane Morano has been hired as the fitness center manager.

Stables – Stables operations are happening, please call for reservations.

**Masthope Mountain Community
Strategic Planning Committee Minutes – June 14, 2021**

Attending: Roberta Hoose, Chair; Bruno DeVinck (via Zoom); Dana Diver; Kathy Matfes; Joyce Ramu Pace; Matthew Spalding; Rosemary Cross Roser

Absent: Tom Hillpot (unable to log on to Zoom)

Guests: **June Carrozza; Gerhard Buhler (via Zoom);
Maria Coppa-Meyers (potential new committee member)**

Start Time: 7:03 p.m.

TRAIL UPDATE:

Dana reported the first trail clean up was well attended and resulted in the completion of the targeted goal. The second clean up on Saturday the 13th was cancelled due to rain. The clean up dates scheduled for June 19th and 20th will be postponed as it is Father's Day weekend. The volunteer base has increased from the 13 that joined the first event, to an additional 20 making a total of 33 volunteers. It was brought to the Chair's attention by a staff member that the tall grass on the ski slope has the potential for rattlesnakes not being visible. Matt stated that it would likely be mowed after the July 4th weekend.

As the **trail clean up program** is not necessarily a strategic item, it was recommended that it be dealt with differently and that ideally a separate e-mail account should be established for this purpose. This e-mail may also be utilized as an all inclusive site for the annual Green Up Day Volunteers and other relevant volunteer opportunities for homeowners. The Coordinator(s), yet to be determined, could include, Dana, Matthew, Joyce or Robin. In discussing volunteers, as there is no longer a Beatification Committee, Matt met with Tom and discussed repainting shuffleboard and bocce court lines etc. Robin noted Tom has, in the past, relied on pool staff to handle during slow times.

Trail Signage: Matt learned how to make vinyl signs "in-house" and indicated that it was very tedious and time consuming. He noted that as Masthope does not have an inventory of sign materials, he recommends they be outsourced. He spoke with Tom and received permission to do so, recommending Bailey's Signs as a possible vendor. Approximately 30 12x18 signs are needed for the trail heads as well as 5x7 directional signs such as what is on the Perrier trails. Colors are to be forest green and tan to be consistent with other community signs and made of durable plastic. The designs are in power point on Matt's computer. The templates will need the Board's approval before moving forward and the cost will come from the maintenance budget. Matthew recommended ordering damaged parking and Do Not Enter signs to also be remade at this time.

The previously presented **Horse Trail Report** included the possible addition of a **foot bridge**. Research will be done on styles and pricing. Expenses for the bridge, gravel and signs for the trails will be presented for future budget approval. Joyce will research bridge vendors. Matt noted the cost of the **All Trails program** is \$60.00; June will discuss at the next Board meeting. **Parking** at the mailboxes and Remembrance Park will be permissible for hikers; it was recommended that windshield signs be available.

Robin reminded the committee of her resignation and that this would be her last meeting. Her report at the upcoming Board meeting will conclude her position on the Strategic Planning Committee. Thus, in moving forward, the committee will need to recommend a new Chair for the Board's approval. Robin recommended Matthew who had expressed a willingness to serve in that capacity. The committee agreed to submit Matthew's name to the Board as the potential new chair.

As Covid restrictions have been removed, the Committee will be opening their meetings, as required, to community members. It was recommended that future meetings continue to be held in person on Monday evening with either zoom or teleconference capabilities. This will be coordinated with the IT folks and the office. Ideally, an email link could be set up with which the homeowners could log on. Kathy offered to assist with setting up the Zoom for the meetings. As with other meetings, it would be a working meeting closed to outside comments then opened up for comments at the conclusion of the meeting.

KICK OFF 2021-2022

Rose Roser presented a document for the Committee's review and possible implementation...the **Draft – Kick Off 2021-2022**. This document, which was co-written with a board member, consists of verbiage extracted from the existing **Strategic Plan**, the **Property Owner's ByLaws** and supplemented with recommendations. Special attention was given to the fact the **ByLaws** state the committee members shall include a non-voting representative of management. This seemed to be an unreasonable expectation of Randy, so it was agreed that management, in this case Randy, is officially considered a member, but would only be included on an as needed basis. Another key recommendation was for the committee to present a quarterly or midyear plan for the Strategic Planning Committee.

The Kick-Off 2021-2022 document presents largely valuable guidance to the committee's direction and work and will need to be fully developed before being presented to the Document Review Committee and then to the Board. The committee does intend, at this time, to continue working from the previously submitted recommendations from the Board. Matt is reviewing the 2018 Ideas

for Strategic Planning and will present it at the next meeting. These items will take priority in being discussed before the committee addresses any other work or ideas as it was specifically delegated to us by the board. One key item mentioned was the issue dealing with the lack of **Mailboxes**. June noted she will be following up on actual postal regulations to see what can be done on behalf of the community.

The Chair noted that all SPC committee information has been uploaded to the Strategic Planning Gmail, and that she will turn over hard copies of SPC documents and files to the new Chair that will include: original (2019 & 2020) Surveys and related Reports; the Ice Rink research and Report; and initial Forest Regeneration Research.

NON-STRATEGIC RELATED COMMENTS:

- Delaware River Access – needs more patrolling.
- Top of the Mountain/Ski Slopes - What activities or usage can be developed at the ski area during off seasons to generate additional income. The committee was reminded that we are a **Not for Profit** vs. Non Profit and need to justify our need to generate income.
- Kayak/Canoe Racks – more needed but limited space and unsightliness are issues; is there a better way to manage usage to reduce arguments?
- Beach Volleyball on holidays....recommended removing the volleyball net.

Maria Coppa-Meyers was welcomed to the SPC meeting and encouraged to participate. She will be contacted to confirm her continued desire to serve and will then be recommended to the Board for approval. **NOTE: The Chair contacted Maria and confirmed her desire to serve; the Committee thereby recommends her as a SPC member.**

At the close of the meeting, Bruno recognized Robin for her service.

Meeting ended 8:57

Next meeting: Monday, July 12 at 7:00 p.m. (POC Lounge)

Respectfully submitted

Roberta E. (Robin) Hoose, Chair