

**Masthope Mountain Community
General Membership Meeting
July 10, 2021**

Chairman: Daniel Clark

Transcriber: Wendy Walsh

10:00am: Announcement that we have reached quorum, 449 mail in proxy, and 46 in person.

Reading of the teleconference procedure for property owner time.

Meeting called to order, the pledge of allegiance.

First order of business, appointment of tellers for the candidate vote, Ginny Coleman and Maria Porter.

Motion to waive the reading of the March GMM meeting minutes.

1st John Grandy, 6CM

2nd Katherine DeSimone, 47FW

Motion passed by visual inspection of the room.

Motion to approve the minutes of the March GMM.

1st John Grandy, 6CM

2nd inaudible

Treasurer's Report: Gerhard Buhler – See attached.

Question regarding treasurer's report:

Inaudible question from the audience.

Gerhard responded with an explanation of the fiscal year.

Auditor's Report: Bill Owens – Office is in early stages of creating the report for the year. There is a new accounting system. Will have the report to the board as soon as it is finished. Covenant change votes received at this time 484 votes, 1200 votes needed for the change

No questions from the audience.

Audit Committee Report: Joann Ferentz- Looking for new members. Gas vehicle fuel usage in the community. Report given to the board. Report included in the January 2021 Board of Directors meeting for review. Will be working on cash collections in the POC office. Will have a report for the board soon.

Motion #2: Vote to Authorize the capital allocation of Operational Surplus Fund.

If the operational surplus is used to fund the Capital Reserves, as we have done historically, it will lower the capital assessment for each property. If the operational surplus is not used, it will lower the operational assessment for each property in the next fiscal year.

Use surplus for Capital Reserves: 42 votes present yes, 0 no

375 votes mail yes, 42 no

Motion passes.

Motion #3: Vote to Approve William E. Owens as Masthope Mountain Community's Independent Auditor.

Yes : 37 votes present No: 0 votes present

339 mail in

85 against mail in

Motion Passes

Motion #1: Election of Directors. Vote for no more than four(4) persons. (You may vote for less than four). The top four candidates receiving the highest number of votes will be seated as Directors of the Association for three-year terms.

Introduction of candidates for the board of directors: Phil Balzafiore, Eugene Principe, Joe Cox, Bill O'Connell, Carol Guerriero, Jim Fox, Peter Torchio, Foster McCoy, J.P. Lang, Stephen Walsh.

Collection of ballots from the audience.

President's Report – June Carrozza – June states she is glad to see a room full of people and the number of mail-in proxies. Everyone needs to get involved in the community, it's the reason we are one of the best in the area. We need to keep the lines of communication open and continue to strive to make this a great community. Since February 2020, over 200 homes have turned over. Our community is fantastic because of our staff. Security is a big part of that. June thanks them for their hard work and asks the homeowner to continue to respect them. They are young and hard working. Some are still learning. There are 10 candidates for the board. June thanks Ed McClary for his work. Also, thanks Jim Fox, Foster McCoy, and Eugene Principe for their work on

the board. June thanks Tom Thompson and Randy in Recreation Management for their hard work also. June states that the pool is almost finished. There have been a lot of weather delays. Also, thanks Kelli and office staff, and restaurant staff.

June asked for the number of people online. Herman reports 29.

No questions from the audience.

Management Team Report – Randy Schmalzle – Randy to give brief update on things. Today is about the elections. Thanks June states she is one of the hardest working presidents he has known. She has learned a lot. Thanks June again and all the members of the board. Says this board always works together and treats each other with respect. Even when they disagree. First update on the pool, the water is ready to go. There are small steps left to go so be patient. Today the new service bar will open to help alleviate congestion at the tiki bar. We are trying to order equipment and furniture. Supply chain issues everywhere. Repeats to be patient with the status of the pool. Comments of staffing, we have a lot of young people working that are learning so please be patient with them. Had to close the inside restaurant some night because of staffing shortages with line staff. Amazing group of kitchen staff and servers. Reports on Eagle Rock Rd. Tom and Randy have walked through, it is a co-operation of work with Masthope and Aqua. Contractors have agreed with all correction to be done before paving. Thanks all management staff, Laura at stables, Lou, Kelli, Tom, Diane at fitness center, Christine at the Marketplace, Linda and Nick at restaurant. Thanks all staff.

Questions of management:

Inaudible – Question on when paving will be complete on Masthope Plank. Randy responds that is still on the state schedule.

John Grandy –6CM-- inaudible address – Can names be added to employee shirts. Response is we will look into adding it back.

Maria Coppa Meyers – 238 FW- asks about swim blocks for the swim team to use at the new pool. Randy state blocks not in yet.

General Questions from Membership:

Mary Spiricostas – 870 RM - Has difficulty receiving mail. Asks if more mailboxes can be added. June is looking into this with the post office.

John Grandy – 6CM--inaudible address – Mailbox question, deal with residents and not just property owners. June, full time residents can get a mailbox. Part time can get a po box. Cannot put boxes at each house. Budget discussed regarding purchase of mailboxes.

Rich Seidel -578MR- Speaks about respect of staff in the community. To respect all of the community and staff.

No further membership questions

Old Business: None

New Business: None

Election Results:

1st Stephen Walsh 244 votes

2nd Phil Balzafiore 234 votes

3rd Foster McCoy 218 votes

4th Eugene Principe 196

Tally of others

Peter Torochio 193 votes

Bill O'Connell 183 votes

Joe Cox 153 votes

Carol Guerriero 150 votes

Jim Fox 104 votes

J.P. Lang 92 votes

Motion to adjourn meeting:

1st Herman Matfes

2nd inaudible

Motion passes

Meeting adjourned 11:06am.