

**Masthope Mountain Community**

**Board of Directors Meeting**

**October 23, 2021**

Transcriber: Wendy Walsh

Property Owners Lounge and Teleconference

Chair: Bruno deVinck

8:30 am: Meeting called to order by Bruno deVinck

**Pledge of Allegiance:** June Carrozza

**Roll Call:** Present – Gerhard Buhler, June Carrozza, Bruno deVinck, Tom Garrity, Herman Matfes, Chris Pisani, Eugene Principe, Stephen Walsh.  
Teleconference – Phil Balzafiore

Absent – Anthony Falcone, Foster McCoy

**Review of agenda** – 4 Motions to be added. RFID, Doors at Maintenance, Addition to Ski Committee, Addition to ECAC Committee.

**Approval of Minutes** for August and September

Motion to approve minutes from August

1<sup>st</sup> Gerhard Buhler 2<sup>nd</sup> Chris Pisani, Motion passes

Motion to approve minutes from September

1<sup>st</sup> Gerhard Buhler 2<sup>nd</sup> Chris Pisani, Motion passes

**Treasurers Report:** For period ending September 30, 2021 - Gerhard Buhler – See Attached.

Motion to approve treasurer's report

1<sup>st</sup> Bruno deVinck 2<sup>nd</sup> Chris Pisani, Motion passes

**Correspondence:** June Carrozza – See Attached

**President's Report:** June Carrozza – See Attached

Bruno asked June to speak on the removal of the Indian from the lodge. June stated it was brought to her attention from homeowner that it could be seen as offensive. It was removed as to not offend anyone. There may be a bear donated to replace it

**Management Report:** Tom Thompson - See Attached

**Committee Reports:**

**Appeals:** None

**Audit:** JoAnn Ferentz – Review of cash collection at the POC office

Tracked cash from receipt to homeowners account to bank deposit. Check both systems, old system for month of March 2021, and new system July 2021. All testing shows was done properly. Next for Audit committee is tagging of assets for the Capital Reserve Plan.

**ECC:** Jim Fox – Going out weekly. Boats are main focus, must be at side or back of house. Must have permits for outside work. Fees will be assessed and stop work orders will be issued. June asked about old culvert pipe left of Log Cabin, Jim states the ECC is aware of it.

**EC Appeals:** None

**Financial:** Gerhard Buhler – Will be meeting tomorrow 10/24.

Review of pool budget, which came in under budget. Will start the budget process for FY 2022-2023.

**Ski:** Lisa Lawler – Sent by email, read by June. John Grandy resigned; Bill Roser wishes to join, see Motion. Next meeting will be after GMM on 11/13.

**Strategic/ Facility Planning:** Matt Spalding – Had meeting on 10/11. Trail maps are available in the POC, the hard copy has a QR code for a digital copy of maps. Also use the All trails app. No ATVs in marked areas. Please follow all rules and signage. First week of November, tentatively, will be a clean up of trails. Volunteers will be notified. Foot bridge to be added over creek, planned for late spring. Investigating disc golf course, will collect data and information to present for consideration next year. Met with Tom regarding improving tennis courts and adding possible pickle ball lines. Also talked about stable and fitness center.

Bruno thanks Matt for all his work on the maps.

June asks about adding Memorial Benches into trail areas. Gerhard would like to see specific spaces designated and designed for it, as to not overrun the space with benches. Herman wants to see proper materials used to avoid decay.

**Fire:** Jim Fox – Have heard nothing from DCNR. Be mindful of recreational fires need spark arrestors and a nearby hose.

**Id Passes/Renter Policy:** Gerhard Buhler - None

**Technology:** Herman Matfes – Provided feedback to board regarding RFID. Setting a meeting with Management for training on website and a go live date.

**Westcolang Lake Association:** Gerhard Buhler – Had quarterly meeting. Modified Bylaws for meetings due to conflicts on Sunday. Meetings will now be first Saturday of Jan, April and October, fourth Sunday in July to avoid holiday conflicts. Concern

of the Association in the amount of fish being taken from the lake, not doing catch and release. Reports of coolers being filled and fish being taken out of lake. Requesting of common signage for Masthope and Fawn Lake regarding catch and release only. Stephen voiced his concern from over the winter while ice fishing seeing people take fish. Reported to Public Safety, they can only regulate from shore, and from Masthope access points. PA fish and game would regulate on the lake. Gerhard agrees, it is a complex issue. Call fish and game with concerns. Steve states Pan fishing, which is what he believes is being done, by state law is 50 fish can be removed.

### **Old Business:**

**RFID and scanner system update:** Gerhard Buhler -

Motion today to approve scanner update. Will work with the Access registration system. Will work with ski system for homeowner in good standing to use ski.

June asks about changing all id cards to new system. Gerhard states that scanners will read both, but goal is to convert everyone to RFID. Herman states all will report back for amenity usage into the system. Will also track amenity usage so can plan for the future. Discussion follows regarding system usages and integrating information from ski to systems. Motion today will supersede previous scanner motions. Lengthy discussion regarding ski system and our system integrating information.

**Aqua water and sewage plant update:** June Carrozza – we are listed as plaintiff for rate increase. Dates will be announced for public comment. Steve asks Tom if there is any update from the DEP on Aqua corrective action plan. DEP will open public hearings.

Tom will give schedule when he receives. Steve asks if Aqua representative will attend meeting to answer questions about sewage treatment plant and hydraulic overflow with the wet weather, not to discuss the rate increase. Tom states he will try to have someone attend, but not confident someone will come due to legal issues. June asks that the board be included in mailings from Aqua.

**Review of lots for lot swap request:** June Carrozza – Needs the board to go look at lots to discuss so there is more information to discuss. Waiting on email from another. Tabled until next month.

**Frontsteps Payment delivery** discussion - Tabled

**Aqua rate increase update:** covered previously

**Pass Policy Board Work Session** following Board meeting.

#### **New Business:**

**Reading of Motions:** June Carrozza

**Motion 1:** RFID pass system

**Motion 2:** Appoint Bill Roser to ski committee

**Motion 3:** Appoint Scott Rothstein to ECAC

**Motion 4:** Maintenance Garage Door Replacement

#### **Property Owners Time:**

**Rick Seidel** – 578 MR – Asks about the vandalization of the bathrooms at the beach house. Have the youths paid their fines and done their community service? Asks why state police not notified. Tom reports all obligations were fulfilled. Management did not deem it necessary to bring the police into the community.

**JoAnn Ferentz** – 793 RM--Has question about treasurer's report. Amounts reported for outstanding lots dollar amounts. Gerhard reports the difference is in the different types of outstanding lots and the dues collected for them.

**Leatrice Langer** – 458 MR- Clarification of ID passes. Gerhard states if you received RFID at ski season you are current. If you have old pass with code on the bottom it will be replaced with a new card.

**Michael Corda** – 426 FW- Has undeveloped lot would like to build. When will new construction be able to begin? June and Gerhard report this is Aqua driven not by the board.

Close of property owner's time. Herman reports 26 people online.

#### **Vote on pending motions:**

Discussion brought up by Gerhard about a potential conflict of interest in voting for Bill Roser for ECAC, since his wife Joan is on the ECC. Herman feels he could operate independently. June agrees it could be detrimental to the committee. Discussion continued. Will remove Bill Roser from ECAC motion at this time.

#### **Motion 1:10:23:2021**

Whereas Masthope's scanner system needs to be replaced and upgraded for the use of Radio Frequency Identification (RFID) cards, and

Whereas a new system needs to interwork with Mathope's Ski Operation to allow free skiing access for Property Owners

Therefore, be it resolved that the Masthope Mountain Community Board of Directors approves the implementation of a new scanner system, consisting of the following components:

- (1) Axxess Card reading stations (\$45,131),
- (2) WiFi upgrades (\$5,000),
- (3) Server Hardware upgrades (\$10,000),
- (4) Ruggedized mobile tablets (\$8,000), plus annually recurring software license fees for
- (5) Axxess (\$2,416)
- (6) Intouch Database Software (\$10,500)
- (7) Usage informational data will be systemically sync back into communities' data base.

The total cost, not to exceed \$85,000, will be paid from the *Restricted Reserve Account - General*

1<sup>st</sup> Gerhard Buhler

2<sup>nd</sup> June Carrozza

9 – For 0 – Against

Motion passes

### **Motion 2:10:23:2021**

Whereas John Grandy, a member of the Masthope Mountain Ski committee has resigned and a new member has been identified to fulfill this role.

Therefore, be it resolved that the Masthope Mountain Community Board of Directors approves Bill Roser as a new member of the Mashope Mountain Community Ski Committee.

1<sup>st</sup> Chris Pisani

2<sup>nd</sup> June Carrozza

9 – For 0 – Against

Motion passes

**Motion 3:10:23:2021**

Whereas the Environmental Control Appeals Committee, (ECAC) is a new standing committee per the bylaws of the Masthope Mountain Community, and 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 approves Scott Rothstein

1<sup>st</sup> June Carrozza

2<sup>nd</sup> Bruno deVinck

9 – For 0- Against

Motion passes.

**Motion 4:10:23:2021**

Whereas the doors on Masthope's Maintenance building are inoperable and severely deteriorated, and



Whereas functioning doors are needed to protect the trucks and equipment during the upcoming snow season, and

Whereas funds for replacement doors have been set aside in the *Restricted Reserve Account – General*

Therefore, be it resolved that the Masthope Mountain Community Board of Directors approves the replacement of four garage doors in the Maintenance Building at a cost not to exceed \$17,000, to be paid from the *Restricted Reserve Account – General*.

1<sup>st</sup> Gerhard Buhler

2<sup>nd</sup> June Carrozza

9 – For 0 – Against

Motion passes

Executive session asked for by June for Legal

Meeting adjourned 9:40am

1<sup>st</sup>- inaudible

2<sup>nd</sup> Eugene Principe