

**Masthope Mountain Community
Board of Directors Meeting
April 30, 2016**

Transcriber: Kelli Myers
Beach House

8:33 AM Meeting called to order and Pledge of Allegiance said.

Roll Call: Present –Bruno deVinck, Dan Clark, Foster McCoy, Ed McClary, Peter Torchio, Cynthia Wyatt, Paul Bakos, James Graziano, Eugene Principe and Jim Fox.

Teleconference: Michele Torre

Bruno asked for approval of the agenda. Paul Bakos would like to address the Board in New Business.

Agenda approved unanimously.

Bruno asked for the Approval of the Minutes from the March 19, 2016 Board of Directors Meeting.
The Minutes were approved unanimously.

Treasurer's Report-for period ending March 31, 2016-Foster McCoy-see attached.

Bruno asked for approval of Treasurer's Report.
Treasurer's Report approved unanimously.

Correspondence Report-Dan Clark

Dan received a request for an appeal to go before the Board. Dan explains that the Board reserves the right to decide if they want to hear the appeal or not based on the information given to the Board.

Michele received correspondence in regards to renters which will be addressed in Old Business.

Michele also received correspondence in regards to boat size. Randy responded.

A piece of correspondence from a property owner requesting additional guest passes for July 4th weekend. This will be addressed in New Business.

Dan acknowledges that he did receive Carl's resignation from the Appeals Committee.

Bruno called for Committee Reports

- a. Ski & ATV-Sheldon-Countdown to ski season. He has getting a lot of calls for the ATV Safety Course. The massive brush fire is in the area of where the class is held. The class is for 16 years old and under. There is an online class for adults and it is free. www.offroad-ed.com/pennsylvania Sheldon would like for this course to be required.

There was correspondence with Jerry about rocks being moved in front of the trails. Randy explained that there was an issue with a small truck going back there on the trails. The rocks needed to get moved back because some of the larger UTVS could not fit between the rocks. Rocks were moved back to their original spot. Randy states how we have had a lot of interest in the ATV Course. He would like to see the course offered in the community for the convenience of our property owners. It is difficult to trailer your ATV to the where the course is being currently held. The class is limited to 8 kids. The class is 4 ½ hours long. The fee is \$50 to attend. Sheldon acknowledges that trailering is a big issue for this class.

Dan gives Randy the 2 road bids that we received. We sent out certified letters to 4 companies. 2 companies responded. This year the roads concentration is on the Masthope Rapids sections. Next year, the concentration will be the Falling Waters side.

- b. Real Estate- Is on hiatus.
- c. Audit-Maria Porter addressed the need for new members.
- d. Strategic Plan-Bruno deVinck says that they are meeting at the Tiki Bar to discuss the expansion immediately following the Board Meeting. Bruno compiled a list from Survey Monkey of property owners who are interested in volunteering on certain committees. He urges the chairs of the committees to reach out to these potential volunteers. Michele wrote up a thank you to send to these individuals for their interest in volunteering.

Dan stated that Peter Torchio is leaving for the Clean-Up Day.

- e. ECC-Jim Fox- see attached. There is a concern about the fee for dumpsters. ECC has decided to no longer charge for dumpsters. Peter would like to see property owners not in good standing to pay \$5 to dump their trash in the compactor area. Randy explained that we do not charge at this time that the office issues a paper pass. The problem is we run the risk of the owners dumping their trash on the roadways. James Graziano suggested that we should allow any property owner to dispose of their trash with a picture pass whether they are in good standing or not. Another concern is that with larger accessory structures how do we know if it is inhabited. Dan responded that neighbors would play a large role in seeing something abnormal. They could report it to the Office and Ron Tussel would look into the matter. Then we could contact the Township to inspect the structure. Randy further suggests to add a paragraph to the accessory structure permit that it cannot be used for any habitation. Jim asks how long do you allow a property owner to just pay the fines but not correct the issue at hand. MMC is having issues with some untidy lots. MMC has the right to go onto property to remove garbage but our attorney strongly recommends not going onto the property. On page 34 of Handbook, in reference to propane tanks, ECC would like to create a permit to see if the tank can be buried or not.
- f. Westcolang Lake Association-Dan Clark stated the meeting was quite lengthy. The speakers addressed the milfoil problem. The only solution is to spray. It is a very aggressive plant. Cindy Wyatt said how it is so much worse this year than in the past. Fawn Lake and MMC treat for milfoil at the same time. The

association recommends having an aquatic study done on Westcolang to see what else is in the lake. There is a fee with the study. Discussion ensued.

- g. Documents-Carl Harrison-no report.
- h. Fire Prevention-Jim Fox-The Handbook should have a fine for burning without a permit. There was a county wide burn ban. Monroe County had over 8,000 acres burned over several days. Randy added that they had firefighters from 4 different states battling the flames along with aircrafts. Randy thanks Jim for bringing Smokey and fire awareness to the community. Worst fire in PA in 25 years.
- i. Beautification-Cindy Wyatt-The Committee is rethinking the four corners plan. The original presentation created the costs were 14,000 for each corner. Clean up will begin in front of the POC.
- j. Boating-James Graziano-no report.

Jim Fox added that with a variance hearing, MMC absorbs the costs for notifying the property owners. The office is required to notify adjacent property owners by certified mail which is costly. Randy reminds everyone that a variance is for a hardship. He feels that MMC has become too lenient in granting variances. It is agreed upon that the fees incurred will be the property owner's responsibility.

President's Report-Dan Clark-Nothing to report.

Manager's Report-Randy Schmalzle-see attached. We are cleaning up the shale pit and the salt shed is going to be sided. We are going to start our own "Safety Committee". We will have one meeting a month with the goal of creating a safer work environment.

Received two road bids: Wayco and Leeward. Leeward's initial tonnage 3075. Wayco's initial tonnage 3059. Leeward's cost per ton is \$65. Wayco's price varies for different part of the project, on average the cost per ton is \$78. Randy recommends granting the bid to Leeward. We will be doing about \$10,000 of shoulder work this year. Bruno asks about Heritage. Randy says Heritage is terrible however it is a part of the water project next year.

Old Business

- a. Beach/Lake Parking lot expansion-Nothing new to report
- b. Tiki Bar Expansion-Already addressed in the Strategic Committee Report.
- c. Owner Survey-Bruno addressed topic under Strategic Committee Report.
- d. Deer population control-Randy addressed it under Manager's Report. There will be a Deer Cull Presentation at the May 21st BOD Meeting. Michele wanted it recorded that MMC is not having a Deer Cull at this time. It is an educational presentation only. It does not reflect the views of the BOD.
- e. Storage Area for boats, trailers-Dan addresses the need to look for alternatives to conform with the Covenants. Paul Bakos says that we need to focus on the 2 different Covenants that apply to MMC. To change the Covenants, you must have 2/3 votes of all properties. Discussion ensued. Randy is going to look into a storage area for the next board meeting. The toys are very seasonal. Maybe allow boats on property from May-September.
- f. Taking back Lots-will be taken off of agenda next meeting. Randy stated that the issue is not going away. Dan's response was that he should advertise or give his property away. The property owner owns a house and a lot. He cannot use

- amenities because he is not current on his lot. The Board discussed that he has options. It is not MMC fault that his investment property did not work out for him.
- g. \$100 rental administration fee-The Board received a petition from property owners that rent their houses. Kurt Larsen sent email to Board with his suggestions to amend the rental policy. Mainly addressing the \$100 admin fee and late fee. Susan Perez wrote to Michele in regards to the rental policy also. She feels the increase in the admin fee is excessive and believes that the renters should pay the POC Office directly. She points out how the renters spend money in the community, from the market to the Summit. Michele did respond to these owners letting them know that the Board is discussing their concerns. Randy explains to the Board that there is a problem with collecting fee from renters. Many of them are not told about the admin fee and that causes issues in the office. The Board and management agree to lower the admin fee and late fee.
 - h. Follow-up List-Michele-everything was discussed throughout the meeting up to this point. She will be sending the updated list to all of the Board Members. Michele had to go at this time.

New Business:

Dan explains that Frank Meglio has requested an appeal with BOD after he was found guilty with the Appeals Committee. He had 4 citations: no inspection, no registration, no insurance and trespassing. Frank wants to appeal the trespassing citation. Dan asks the Board if they want to hear the appeal or not. Discussion ensued. The Board decided to not hear the appeal and overturned the trespassing citation.

Paul Bakos stated that he will not be running for reelection. He will continue to stay on the Strategic and Documents Committees. He thanks the members for allowing him to serve 2 terms. Thanks the Board for all the things that they have accomplished. Paul listed many positive changes the Board is responsible i.e. how the members vote, the new Beach house, the ski expansion and tiki expansion, etc. One other thank you to our Community team. Randy keeps us the mountain moving in the right direction. Bruno thanks Paul for his years of service.

Passes-Dan states that they are meeting with Alan Young next week in regards to property owner passes and the ski mountain. More work needs to be done with the attorney. Paul asks if Alan understands the complexity of our pass policy. He feels that we have an extremely liberal policy.

Property Owner's Time-11:16am

578MR RICH SEIDEL-ECC has done a great job. There is an issue of covering propane tanks. The rules have changed, up to 100lb tank can be above ground. He feels that the rules should be revisited. When the rules change for construction he feels that maybe a letter should be sent to the contractors notifying them. Randy doesn't understand the special consideration for Property Owners that already have houses constructed compared to new construction.

541FW KAREN SPANO-Wants to change her contact information. The bulletin board near the dog park is available for anyone to post flyers. MMC periodically will take the flyers down. Could we put pictures of what items are recyclable.

777MR VINCENT SAMPOGNA-215hp jetski that was registered in the past. 199-215hp difference is 1-2 miles an hour. He was able to register in the past and would like to be able to continue to register going forward. There are other property owners with the same issue. Randy contacted an authority on boats and it is true that 199-215hp is 1-2 miles an hour. The difference is the time it takes to get up to speed. Discussion ensued.

836RF GERHARD BUHLER-Is there any other area that the office staff could have made errors? Randy responded no.

458MR LEATRICE LANGER-Stated that if the watercraft gets destroyed they cannot replace it.

861FW JERRY FERRIAOLO-Can trees get protected from new construction sites. The large machinery has caused damage to surrounding trees. He would like to see if we could inspect an area after construction is completed. Cindy responded that you cannot control it. Randy said you cannot be so restrictive with contractors.

19FW CARL HARRISON-Any area indication about Gypsy Moths? Randy responded that we are not a high concentration area.
6-8 months ago there was discussion about an emergency access road on the Falling Waters side. What is the status? The general response was something arose and it fell through. Asked if we should see what destructive plants could be living in Briar's Pond? Randy believes that is a good idea to have Briar's Pond tested along with Westcoland Lake.
He believes that the Property Owner probably did not give permission to Meglio to park an illegal vehicle on their property. Paul responded it was a neighbor being nice allowing them to use their driveway.

121FW ROBERTA HOOSE-Was there any discussion about her proposal? It has not been addressed yet.

MOTION: 01:04:30:16

Whereas there is a cost associated with notifying adjacent property owners when a variance is requested.

Therefore, be it resolved that the Masthope Mountain Community Board of Directors approves modifying the language of a variance request to include the cost of notifying adjacent properties to be borne by the variance requestor.

FIRST: JIM FOX

SECOND: PETER TORCHIO

MOTION PASSES UNANIMOUSLY

MOTION: 02:04:30:16

Whereas a vacancy on the appeals committee.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the appointment of Jerry Ferraiulo to the Appeals Committee.

**FIRST: DAN CLARK
SECOND: BRUNO DEVINCK
MOTION PASSES UNANIMOUSLY**

03:04:30:16

Whereas Masthope has received road bids from Wayco and Leeward.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the bid from Leeward for \$203,685.00. This bid will not include the work on Falling Waters Boulevard from lot 242FW to boat ramp.

**FIRST: BRUNO DEVINCK
SECOND: FOSTER MCCOY
MOTION PASSES UNANIMOUSLY**

04:04:30:16

Whereas there is a need for modifying the rental fees associated with administrative fee and late registration.

Therefore be it resolved that the Masthope Mountain Community Board of Directors will modify the Rules and Regulation regarding Section VI Paragraph A. Number 2 that the failure to register renters 7 days in advance will result in a \$25 additional administrative fee assessed to the property owner. The R&R section VI paragraph F number 1 administrative fee per rental will be \$50. This will affect all rentals occurring after May 1st.

**FIRST: ED MCCLARY
SECOND: EUGENE PRINCIPE
MOTION PASSES UNANIMOUSLY**

05:04:30:16

Whereas the board has considered the appeal from Frank Meglio regarding citation 6929 to hear an appeal of the findings of the Appeals Committee.

Therefore be it resolved that the Masthope Mountain Community Board of Directors is not going to entertain meeting with Frank Meglio requesting a meeting with the Masthope BOD regarding a trespassing citation 6926. The Board of Directors is overturning citation 6926 considering the communication received from the adjacent homeowner.

FIRST: BRUNO DEVINCK

**SECOND: EUGENE PRINCIPE
MOTION PASSES FOR 7 AGAINST 1 ABSTAINS 2**

06:04:30:16

Whereas there are situations where property owners were allowed to register non-compliant watercraft over 199hp by our staff.

Therefore, be it resolved that the Masthope Mountain Community Board of Directors will allow said owners to register their watercraft. Upon the replacement of the craft due to age or any other issue they will have to comply with the 199hp max Masthope rule. They must also provide proof that the craft was legally registered with Masthope prior to 2016 it be granted this exception.

**FIRST: FOSTER MCCOY
SECOND: EUGENE PRINCIPE
MOTION PASSES FOR 8 AGAINST 1 ABSTAIN 1**

Open Session ended at 11:38am.
Executive Session began 11:48am.
Executive Session ended 12:14pm.
Back to Open Session at 12:14pm.
Meeting ended at 12:15pm.

Treasurer's Report for Period Ending March 31, 2016

UNAUDITED

	<u>Collections</u>	
	Mar 15	Mar 16
Total	2,070	2,056
Billable	1,767	1,757
Paid in Full	1,600-91%	1,580-90%
Outstanding	167	177

Income and Expense- YTD

	<u>Feb 16 YTD</u>	<u>Mar YTD</u>
Revenues to date	\$3,975,020	\$4,071,591
Expenses to date	3,545,746	3,763,411
Net Surplus (deficit)	429,274	308,180

The Summit

Rev. to date	1,157,336	1,208,736
Exp. to date	1,110,026	1,169,708
Net Surplus (deficit)	47,310	39,028

The Market Place

Rev. to date	383,195	407,186
Exp. to date	380,441	406,261
Net Surplus (deficit)	1,601	925

Summit/Market Net Surplus (deficit)

	50,064	39,953
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Managers' Report

April 29, 2016

Projects:

1. Falling Waters Culvert – Small clean up to continue.
2. Athletic complex – Bathrooms completed and inspected.
3. Beach parking- no update.
4. Tiki Project – Working with inspectors for permitting.
5. Top of the mtn development – Development work continues. Working with engineer on possible design change.

Public Safety

1. Normal activity for the month.
2. Planning to offer golf cart training course.

Maintenance

1. Horse trails – Additional section completed on original trail. Working to get pricing on “Mickey Mouse” trail, will be more costly as we have used all the millings.
2. Fitness trail – Work to begin next week.
3. Summer equipment has been serviced and is ready to go.
4. Intersection numbers – All have been installed.
5. Boat docks and fishing pier have been installed.
6. New compactor is installed.

Summit

1. Gearing up for summer – New menus for both Summit and beach. Entertainment schedule complete and will be advertised.
2. Dinner at Beach House - 3 evenings have been chosen for dinner at the Beach House. Plans are for a spaghetti dinner, roast beef dinner and fried chicken dinner are completed.

Dinners will be priced with families in mind, take outs will be available.

Administration

1. Collections – Money is coming in, anyone wishing to be on the approved payment plan must complete all paperwork.
2. Insurance renewal went well with the exception of workers comp and employee health insurance.

General liability cost was flat compared to last year.

Workers comp significantly raised due to the experience mod, there are several significant claims in the mod which has a very negative impact on costs. In 2018 two claims will fall off hopefully getting the rate back to normal.

Employee health insurance has gone up 30 percent, due to “high use”. We are currently shopping for a different carrier and have found nothing significantly better without impacting deductibles or employee contribution.

3. Deer Cull – Biologist from PA Game Commission will make a presentation at next month’s meeting. Discussion will be on controlling population and procedures involved.
4. Summer staff – Most summer staff are in place. Shannon Cavanaugh and Jay Lawrence will be heading up guards and checkers.

Ron Tussel will be the Dock Master.

We are still advertising for a activities director, have interviewed several but no decision has been made.

Lucas is managing arranging all adult and family activities.

ECC Code Officer Monthly Report April 2016

Date	Type of Permit	Property Owner	Lot Number	911 Address	Permit Number	FEE
4/1/2016	drainage	Sanna	419 FW	161 Eagle Rock	16893	
4/1/2016	1-tree	Costomiris	1MR	102 Karl Hope	20472	
4/1/2016	*burn	Orlando	443RM		18825	
4/2/2016	deck replace	Doyle	590 FW	135 Tanager	20303	25
4/2/2016	4 sale	Santisi	248RM	102 Pioneer	50481	
4/4/2016	dumpster	Bogart	554FW	218 Tanager	15113	
4/4/2016	1-tree	Rispoli	537MR	123 Firelight	20474	
4/4/2016	1-tree	Lynch	74FW	137 Eagle Rock	20473	
4/5/2016	3-tree	Ruppel	910FW	156 Rainbow	20475	
4/7/2016	2-tree	Desimone	47FW	130 Fallingwaters	20476	
4/8/2016	drainage	Mastrodominico	625RM	128 Lamplighter	16894	
4/10/2016	2-100 gal propane	Yaworski	254FW	119 Red Breast	15116	
4/10/2016	2-100 gal propane	Haas	198FW	150 Rainbow	15115	
4/10/2016	2-100 gal propane	Valleau	148MR	141 Const	15114	
4/10/2016	paver walk+fire pit stone	Paret	1157FW	145 Perch	16896	
4/10/2016	fire pit stone+river rock	Santise	246RM	100 Pioneer	16895	
4/10/2016	3-tree	Paret	1157FW	145 Perch	20477	
4/10/2016	*burn	Clark	555RM		18826	
4/13/2016	dumpster	Jackson	680FW	110 Acorn	15117	
4/13/2016	roof	Yaworski	254FW	119 Red Breast	9556	
4/13/2016	stain	Doyle	590FW	135 Tanager	9555	
4/13/2016	roof	Jackson	680FW	110 Acorn	9554	
4/13/2016	2A modified	Steele	349MR	155 Powderhorn	16897	
4/14/2016	resurface drive	Springvloed	444FW	107 Blueberry	16898	
4/14/2016	1-tree	Langer	458MR	125 Plateau	20480	
4/14/2016	2-tree	Springvloed	444FW	107 Blueberry	20479	
4/14/2016	8-tree	Yaworski	254FW	119 Red Breast	20478	
4/16/2016	5-tree	Shouldis	629MR	276 Upper Ind	20483	
4/16/2016	*burn	Petrinczyk	680RM		18827	
4/18/2016	resurface drive	Rispoli	537MR	123 Firelight	16899	
4/18/2016	dumpster	Orlando	443RM	139 Plateau	15118	
4/18/2016	resurface drive	Araujo	1036FW	359 FWB	16900	

4/20/2016	4 sale	Malandruccolo	361FW	107 Pebblerock	20482
4/20/2016	4 sale	Malandruccolo	242FW	104 Sparrow	20483
4/20/2016	4 sale	Malandruccolo	141MR	139 Constitution	20484
4/20/2016	4-tree	Bowers	373MR	123 Constitution	20481
4/22/2016	landscape/drainage	Farrel	833FW	102 Larch	16901
4/22/2016	1-tree	Farrel	833 FW	102 Larch	20482
4/26/2016	resurface drive	Yaworski	254FW	119 Red Breast	16902
4/26/2016	replace landscape trees	Fishman	147FW	113 Oriole	16903
4/26/2016	deck stain	Spinelli	280FW	108 Hummingbird	9557
4/26/2016	T-111 repair	Roldan	802RM	151 Lower Ind	9558
4/26/2016	deck stain	Shekham		104 Karl Hope	9559
4/26/2016	deck stain	Schwarz	560FW	217 Tanager	9560
4/26/2016	deck stain	Gumbman	363FW	133 Pebblerock	9561
4/26/2016	soffit/facia	Lorenz	267FW	108 Robin Way	20308
4/26/2016	shed	Lorenz	267FW	108 Robin Way	20484
4/28/2016	3 trees	Lorenz	267FW	108 Robin Way	20484
4/28/2016	paint	Lorenz	267FW	108 Robin Way	9562

* no burning during b: