

**Masthope Mountain Community
Board of Directors Meeting
June 27, 2015**

Transcriber: Kelli Myers
Property Owners Lounge

8:39 AM Meeting called to order and Pledge of Allegiance

Roll Call: Present – Dan Clark, Ed McClary, Michele Torre, Cynthia Wyatt, Bruno deVinck, Peter Torchio, Foster McCoy, Joe Kosiba

Fred Suljic absent
Paul Bakos via teleconference

Agenda approved unanimously.

Dan Clark asked for the Approval of the Minutes from May Board Meeting.
Minutes Approved Unanimously.

Foster McCoy gave the Treasurer's Report. (see attached)

Treasurer's Report for Period Ending May 31, 2015 – Foster McCoy

Treasurer's Report---May 2015

See attached

Correspondence Report-Dan Clark

1. Ralph Silvestri-Dan passed correspondence to Bruno and Michele, they put it back to Dan. Most committees do not put out agendas. They are not asked to put out agendas. Most committee members do not need any certain credentials. Dan will provide Ralph with the last survey that was sent to Property Owners. Ralph sent 2nd email that Dan did not receive at this time. Dan will inquire about the 2nd email and respond accordingly.

Dan Clark called for Committee Reports

- a. Ski & ATV-Sheldon Langer- 1st ATV class will be July 12th at Burnt Mills Trail Head on Route 402. There has been a lot of work done on ATV trails. Randy explained we put in drainage, swales, still need to put in a couple of culvert pipes. The cost is under what was expected. Dan asked when ski swap was going to be. Sheldon said it will be the weekend before Thanksgiving, November 21st and 22nd.

- b. Real Estate Report- John Grandy mapped all combined lots. Attempting to map out all Masthope owned properties to possibly sell to other adjacent property owners.
- c. Audit-Maria Porter, the audit committee met with Bill Owens and said he was extremely helpful to the committee.
- d. Strategic Plan-Bruno deVinck said the committee will be working on the survey in today's meeting at 1:00pm.
- e. ECC-Ron Tussel-permit numbers are up. No new construction at this time.
- f. Westcolang Lake Association-Dan Clark-meeting is July 26th.
- g. Documents-Carl Harrison not present. Attorney is working on consolidating covenants. Each committee will determine its own size. Recommends no change to current by-laws at this time. Board has right to know the members of the committees. To amend the covenants, you need 2/3 approval from all of the property owners.
- h. Fire Prevention-Jim Fox-no change.

President's Report-Dan Clark-praised the clam bake and is looking forward to July 4th.

Manager's Report-see attached.

Peter Torchio addresses status of the bathroom at the courts. Randy says we just received the permits. He is concerned about how dark the playground area is at night. More fencing is needed at the parking lot where kickball is played.

Old Business

- a. Strategic Plan-final format will go to old business next month.
- b. Storm water drainage is ongoing project
- c. Revised rule for handbook about trailer/boat storage tabled until next month. Variance should be put in handbook for ECC to review.
- d. Bylaws Article III R and Article III S. Article III R will stay as voted on with no changes. Spoke to the attorney about this article. (CPI plus 3%)

MOTION: 01:06:27:15

Whereas Masthope Mountain Community By-laws Article III S requires revisions

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the recommendation of the Document Review Committee and amendments made by the Board of Directors to put forth to the community for their approval, the revised By-laws Article III S at the November 2015 General Membership Meeting (GMM).

MAKER: DAN CLARK

SECOND: FOSTER MCCOY

MOTION PASSES UNANIMOUSLY

- e. Tax sale properties-see attached memo from Karen Killgallen. Randy would rather sell property now rather than write off bad debt later. Get new dues paying property owners sooner rather than later. Giving property owner family member the advantage

MOTION: 02:06:27:15

Whereas Masthope Mountain Community looks to maintain lots in good standing

Therefore be it resolved that the Masthope Mountain Community Board of Directors accepts the proposal for purchasing lots from UPSET SALE whereas any member in good standing, or an immediate family member of a member in good standing, may bid and purchase any unimproved Masthope (MR,FW,WP) subdivision lot starting the 2015 and future Upset Sale. Masthope will waive the past due amounts for the new owner, but reserves the right to continue to collect against the prior delinquent owner. The dues for the year of the sale will be pro-rated from the date of the sale forward. The new owner will need to remit the pro-rated portion of the dues (about 7.5 months) and the Capital Improvement Fee.

MAKER: DAN CLARK
SECOND: JOE KOSIBA
MOTION PASSES UNANIMOUSLY

- f. Entrance signs –tabled until July’s meeting
- g. Special recognition-Steve Stern, we are getting a podium with a plaque in his remembrance. We are researching time and dates when Steve was on the board. We are still looking into a bench or street name in Joe Galante’s remembrance. Randy suggested creating a quiet area in his memory. Another idea was a second street name rather than actually replacing a street name with Joe Galante’s name.
- h. Silvestri’s correspondence addressed to Bruno, survey will be presented to the board for discussion as well it will be discussed in the meeting this afternoon. Property owners are welcome to comment at the end of the meeting. Meetings are being advertised in all the proper places. Dan will get Ralph a copy of the old survey. Dan reiterates committee members do not need to have certain credentials to be committee members.
- i. Bruno addressed beach parking lot-Randy spoke to engineer, he is researching the possibility of parking on the two lots.

New Business:

- a. Article V- Input from Leatrice, Diane and Nancy on the number of people allowed on committees. DRC reviewed and came up with some changes. Audit committee will add a chair plus 3. Budget added a maximum of six members. DCR inserting preferably a board member as chair. Election adding minimum of 3 maximum of 6. Tabled for now. Pete asks if it is a conflict to be on ECC and Appeals committees. Dan responds the individual could not be a part an ECC appeal but did not see it as a conflict.
- b. Second family owner and passes. Only one deeded owner receives passes, other deeded owners need to pay dues to be entitled to passes. Question raised by Randy is why deeded owners of combined lots need to pay the higher rate of dues after the designated deeded owner already paid the higher rate.

- c. 2004 grandfather clause for passes -Property owners who purchased property by 2004 were entitled to unlimited number of owner passes for family members. The grandfather clause ends once the deeded owner is changed. Property purchased after 2004 are limited to 12 owner passes. Properties are starting to surface as properties are being deeded to their children.
- d. Increase of rental charge-was changed to be \$100 administration fee for all rentals- Randy would like this to take place October 2015. This fee should have been charged since January 2015. Tabled until July meeting.
- e. Rental Rider-discussion about when office needs to be notified about incoming renters 7 or 14 days in advance. Tabled until July meeting
- f. Joe Kosiba says thank you for all of the support from everyone as a board member for the last 18-19 years.

Property Owner's Time-11:05am

Leatrice Langer 458MR

- Thanks Randy for the new trees at mailboxes.
- Suggests to define immediate family in regards to upset sales
- Maybe not allow rental of property until the owner owns it for 2 years minimum,

Dan says covenants have no rental restrictions.

Rich Seidel 578MR

-asks if anything is going on with Forest Home Lawsuit, Dan responds it is an ongoing correspondence going back and forth.

-what is happening with the last time share, Randy responds that it is going to be taken down

John Grandy 6CM

- The Shoutout is too long.
- Blueberry Court, Forest Homes dumped fill on a lot. Randy responded it is being cleaned up.
- Gypsy moths are bad around pond
- He is having issues using GIS mapping
- Front entrance is incorrect on our map
- Significant others have right to passes

Victoria Graziano 27MR

- Feels 2nd owners should pay the same amount not a discounted rate
- Perrier Course status? Looking at 2 locations
- Thanks for the great clam bake and for the umbrella holes in the tables at the

beach

James Graziano 27MR

- Thinks giving second owner a discount is giving special treatment

Ed Barker 9MR

-2 brothers must pay 2 sets of dues if both are owners, both were not on the deed.

-When can community members read survey? Bruno responds once they get through first draft and board reviews it. The strategic plan is on our website.

-Is a new swimming pool going to be added on the Strategic Plan? Bruno responded no not at this time.

-Does maintenance have a seasonal schedule of what needs to get completed? Arrows in parking lots need to get repainted. Randy responds that yes they do a schedule of what needs to get done and he will have them paint the arrows right away.

Joanne LaPlace 849MR

-Is there a minimum age requirement to drive golf carts? Yes there is.

-Family trust is one entity, Masthope should look into this. May act like a corporation?

-has trouble getting weekly messages on line

-kids are throwing plums at each other

-fireworks in same place as last year

Ralph Silvestri

-what is the official document for meetings, the calendar does not have meetings listed. It is under meeting information. We will create an SOP to let property owners know how to find meeting information.

-more information should be put in survey rather than just inquiring about the amenities

-what is going on with the beach house (old snack shack), Randy responds it will be addressed but is not a priority at this point

-are we getting a compactor, we need electrical permit to be issued

Diane Braver 328FW

-is 3% an actual budget or projected? Dan responds you would not know yet. Actual comes out at the end of April versus what was budgeted. Randy responds previous year's budget not the actual, the budget that was approved. We would not be voting on the operational budget? You would vote on the budget if it is over a 5% increase. Dan responds

most communities do not vote on any budget. Masthope still wants input from Property owners. Budget committee will work on budget through December, then around MLK there will be a town hall meeting for owner's comments and at the end of January it will go to the board for their review. First weekend in February, board will approve budget to present to community. The budget increases with the cost of living.

Maria Porter 1246FW

-community used to have a flat 5% cap. A discussion took place in regards to budget and CPI and at what point the property owners vote on the budget. John Castellano responds there are 2 schools of thought: 1. property owners should vote on operational budget, communities that do this tend to become underfunded, 2. the board is elected by people to vote on the owners behalf for budget.

Ed Barker 9MR

-What are things that impact CPI? Foster responds: benefits, insurance, utilities, inflation, etc.

Leatrice Langer 458MR

-Is there a limit on deeded owners? No. Concerned about a possible problem with overcrowding.

Jim Fox 284FW

-rental property legislation, Randy responds that yes there is legislation that require properties to register as rental with the township and pay tax on the rent received. It is like a hotel tax.

MOTION: 03:06:27:15

Whereas multiple owners with combined adjacent lots must pay additional dues to acquire property owners' passes for the additional deeded owner.

Therefore be it resolved that the Masthope Mountain Community Board of Directors requires the additional deeded owners to pay a full single lot annual dues equal to either improved or unimproved based on the status of the property.

MAKER: FOSTER MCCOY
SECOND: JOE KOSIBA
MOTION PASSES: FOR 7, AGAINST 2

Open Session ended at 12:15pm

Executive Session began at 12:28pm

Open Session reopened at 12:50pm

MOTION: 04:06:27:15

Whereas Masthope Mountain Community has an outstanding balance with Aqua and wants to settle the account on 42 properties identified (see attached)

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the payment of \$15,000 from the sewer and water budget line to make the account current and paid in full to date.

MAKER: BRUNO DEVINCK
SECOND: PETER TORCHIO
MOTION PASSES UNANIMOUSLY

MOTION: 05:06:27:15

Whereas the Falling Waters Boulevard culvert pipe must be replaced

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the bid provided by M.E. Soden. (see attached)

MAKER: DAN CLARK
SECOND: MICHELE TORRE
MOTION PASSES UNANIMOUSLY

Meeting Adjourned at 12:53pm.

Treasurer's Report---May 31, 2015**Unaudited****Collections**

	<u>May -14</u>	<u>May-14</u>
Total	2,076	2,062
Billable	1,777	1,763
Paid in Full	1,315 - 74%	1,296 - 74%

Unrestricted Income and Expense-YTD

	<u>May 14 YTD</u>	<u>May 15 YTD</u>
Revs. to Date	\$4,217,256	\$1,938,853
Exp. to Date	4,080,356	397,294
Net Surplus (Deficit)	136,900	1,541,558
<u>The Summit</u>		
Rev. to Date	1,336,058	75,077
Exp. To Date	1,272,313	107,798
Net Surplus (Deficit)	63,745	(32,721)
<u>The Market Place</u>		
Rev. to Date	476,364	33,160
Exp. To Date	450,733	29,463
Net Surplus (Deficit)	25,631	3,697
<u>Summit/Market Net Surplus(Deficit)</u>	89,376	(29,024)

*Fiscal Year Ends 4/30

Managers Report
June 26, 2015, 2015
Projects:

1. Falling Waters Culvert – Bids have been received and will be discussed in Exec.
2. Paving – Patch work being done now.
3. Flood Damage – Continued repairs to the drainage on Constitution should start next month.
4. Front entrance – Temporary repairs have been done, committee will get together this month for possible ideas.
5. Beach house generator – Design work is being done at this time.
6. ATV trails – Substantial grading work has been done, 2 more culvert pipes and seeding to be done.
7. Beach equipment – Tables for deck being delivered this week.

Public Safety

1. Normal activity for the month.
2. Vehicles – New vehicle has been ordered and should be delivered in 4 to 6 weeks.

Maintenance

1. Pool – Robot vacuum is on line.

2. Landscape – Grounds are being cleaned, mulched and prepared for additional plantings.
3. Beach – All is good, new furniture has been ordered for deck area, loose chairs will be removed and permanent seating will be installed.
4. Roadside mowing has been done for June and will be done again in July.

Summit

1. Holiday weekend was a success, numbers up from last year.
2. Clam Bake went well at the beach food and atmosphere was a great success. Members cooperation is greatly appreciated and a must for success.
3. Summer menu is in place and doing well.

Administration

1. Staff is all in place, job re-assignments are going well.
2. All is going well in the office.
3. Aqua meeting – UDC meeting went well, Aqua supported their position and there was no rebuttal to the compliance facts given. System is in compliance and working as designed.
4. Work continue to resolve the issue of availability charges with Aqua.

Activities

1. 4th of July activities are scheduled, it will not be like any event in the past, we plan a full carnival for Saturday.
2. 4th picnic will be include everything from hot dogs to clams. All items will be sold individually.
3. Fireworks at the top of the mountain on July 3rd.
4. Up coming events are posted on the web and are available in the weekly messages.

MEMORANDUM

April 29, 2015

TO: Randy S.
cc: Kelli M.

The tax sale that is know as the 'UPSET SALE' is generally the third Wednesday in September each year.

Pike County offers properties for an opening 'upset' price that is equal to the amount of delinquent taxes, from 2 full years to up to 5 full years.

These properties are sold subject to liens, judgments and mortgages of record.

Masthope already has a policy to allow the adjacent member in good standing to purchase at the Upset Sale, and Masthope will waive all our rights to a lien on the property and waive the Capital Improvement Fee, if the owner agrees to adjoin the lots within six months. This was and is a good policy and many owners have taken advantage of this opportunity. I don't suggest any changes in this policy.

But the reality is now that there are several lots on the Upset Sale list, and they remain there for at least three years. I agree with you completely, it is better to get someone to purchase these lots at the Upset Sale, rather than let them sit and wait for a Judicial Sale, while Masthope collects no dues on the property until it is actually sold.

Here's what I think Masthope should try for at least the 2015 and 2016 Upset Sales.

Any member in good standing, or a family member of a member in good standing, may bid and purchase any unimproved Masthope (MR, FW, WP) subdivision lot at the 2015 and 2016 Upset Sales. Masthope will waive the past due amounts for the new owner, but we reserve the right to continue to collect against the prior delinquent owner. The dues for the year of the sale will be pro-rated from the date of the sale forward. The new owner will need to remit the pro-rated portion of the dues (abt 7-½ months) and the Capital Improvement Fee.

Masthope strongly suggests all potential bidders read and comply with the Pike County Notice of Sale, as regards the Upset Sale.

There are about ten lots left over from the 2014 sale, plus the new delinquencies which will be added to the 2015 Upset Sale list. If the Board agrees, we would need to get info to the owners by August 1st, as the Upset Sale list is published in August and potential bidders would need time to look into their options before the sale for 2015 if they want to take advantage of this opportunity.

From: Clark, Steve E. <SEClark@aquaamerica.com>
To: Randy Schmalzle (mountainbaggage@aol.com) <mountainbaggage@aol.com>
Subject: Masthope Wastewater Availability Summary
Date: Thu, Jun 25, 2015 4:03 pm

Randy,

As we discussed earlier today, here is a summary of the current balance (\$10,845.11) and the amount written off to the collection agency (\$16,301.22) for each Masthope POC account. Add the two together and you get \$27,146.33 which is pretty close to the \$27,216 that we calculated at our meeting. Hopefully this will clarify things for the Board and they will recognize that the \$15,000 plus "promise to keep current moving forward" settlement we've proposed is a deal they should be very happy with.

Let me know if you need anything else and then how you make out this weekend.
 Thanks!

Comp	Cust	Prem	Address	City	St	Zip	Stat	Styp	Balance	Write-Off Date	Write-OffAmt
2150880	1114205	816311	150-152 LIBERTY	LACKAWAXEN	PA	18435	A	ARWM	\$167.57	5/4/2012	\$410.79
2150880	1114610	816986	107 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$410.79
2150880	1114574	816951	146 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$445.35
2150880	1114575	816952	144 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$445.35
2150880	1114576	816953	103 PINE	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$445.35
2150880	1114599	816975	163 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$445.35
2150880	1114600	816976	147 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$445.35
2150880	1114601	816977	145 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$445.35
2150880	1114602	816978	143 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$445.35
2150880	1114603	816979	141 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$445.35
2150880	1114604	816980	139 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$410.79
2150880	1114605	816981	127 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$410.79
2150880	1114606	816982	125 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$410.79
2150880	1114716	817078	135 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$410.79
2150880	1114609	816985	119 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$410.79
2150880	1114611	816987	105 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$410.79
2150880	1114672	817040	158 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$445.35
2150880	1114674	817042	154 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$445.35
2150880	1114680	817047	105 PINE	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$445.35
2150880	1114710	817072	159 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$445.35
2150880	1114711	817073	155 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$445.35

2150880	1114712	817074	153 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$445.35
2150880	1114714	817076	149 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$445.35
2150880	1114715	817077	137 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$410.79
2150880	1114608	816984	121 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$410.79
2150880	1114573	816950	148 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$445.35
2150880	1114395	816800	107 PINE	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$445.35
2150880	1114675	817043	152 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$445.35
2150880	1114673	817041	156 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$445.35
2150880	1114717	817079	133 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$410.79
2150880	1114962	817294	150 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$445.35
2150880	1114720	817082	117 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$410.79
2150880	1114719	817081	129 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$410.79
2150880	1114721	817083	115 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$410.79
2150880	1114723	817085	111 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$410.79
2150880	1114718	817080	131 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$410.79
2150880	1114722	817084	113 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$410.79
2150880	1114724	817086	109 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$264.14	5/4/2012	\$410.79
1157361	1113711	816238	106 SHOT	LACKAWAXEN	PA	18435	A	ARWM	\$258.52	N/A	N/A
2150880	1114085	816542	115 ANDIRON	LACKAWAXEN	PA	18435	A	ARWM	\$228.76	N/A	N/A
2150880	1114033	816507	105 PIONEER	LACKAWAXEN	PA	18435	A	ARWM	\$227.93	N/A	N/A
2150880	1114713	817075	151 RED OAK	LACKAWAXEN	PA	18435	A	ARWM	\$189.15	N/A	N/A
									\$10,845.11	\$16,301.22	



Steve Clark
Northeast Pennsylvania Area Manager
Aqua Pennsylvania, Inc.
 1775 North Main Street Honesdale PA 18431
 O: 570.647.0358 ext12 F: 570.647.0580



June 24, 2015

Masthope Mountain Community POA
129 Karl Hope Boulevard
Lackawaxen, PA 18435
Attn: Randy Schmalzle

RE: Falling Waters Boulevard Culvert Replacement

Dear Mr. Schmalzle:

Bids for the Falling Waters Boulevard Culvert Replacement Project were opened on Thursday June 18, after the advertised 3 PM bid opening. Six (6) contractors were invited to bid the project, all contractors attended the pre-bid meeting held at the site on April 20, 2015 and only Three (3) bids were received by our office. All submitted bids were reviewed by this office and found to be valid and acceptable.

A bid summary sheet is attached to this correspondence for your reference. Upon initial review of the submitted bids, M.E. Soden, Inc.'s bid was significantly lower than the other two bidders. I spoke with Mark Soden that afternoon and asked him to please verify his submitted bid number. He asked if it was due to the fact that his bid was low and I told him it was significantly lower than the other submitted bids. He called me back within the hour and told me that he had forgotten to include the pavement in his bid number. He informed me that the value of the pavement is \$28,000.00 and he would stand by his submitted bid. You are under no obligation to add the missing pavement value to his submitted bid, however if you do, his bid would still be 22% lower than the next valid submitted bid.

We added as an alternate to the bid package, the use of corrugated metal headwalls in lieu of poured in place, reinforced concrete headwalls. All three (3) bidders provided a deduct cost for the use of these metal headwalls. Mr. Soden's bid provided the largest deduction at \$15,000.

In summary, if you add the \$28,000 to Mr. Soden's bid and take the \$15,000 deduct for the corrugated headwalls, Soden's bid would be \$248,950 and would still be the lowest bid submitted for the project.

If you have any questions, or need additional information, do not hesitate to contact me.

Sincerely,



Louis J. Cozza, Project Manager
Kiley Associates, LLC



630 Paddyview Turnpike, Lakeville, PA 17148
 570-326-8310 • www.kileyinc.com

BID TABULATION FORM
PROJECT: Falling Waters Boulevard Culvert Replacement
 Masthope Mountain Community
 Lackawaxen Township, Pike County, Pennsylvania
Bid Due Date: June 18, 2015

ME Soden		Base Bid: (LS)	\$235,950.00
97 Gassen Road		Alternate 1 (Add/Deduct)	-\$15,000.00
Honesdale, PA 18431		UP-1: Rock Removal: (ADD/CY)	\$100.00
570-253-5139		UP-2: Structural Fill: (ADD/CY)	\$40.00
me.soden@verizon.net		UP-3: Concrete Footings (ADD/CY)	\$350.00
		Acknowledge Addendums	YES
Bid Received:		Attend PreBid	YES
6-17-15 @ 9:25 AM			
Wayco Construction		Base Bid: (LS)	
198 O'Connell Road		Alternate 1 (Add/Deduct)	
Waymart, PA 18472		UP-1: Rock Removal: (ADD/CY)	
570-488-5320		UP-2: Structural Fill: (ADD/CY)	
gary@waycoinc.com		UP-3: Concrete Footings (ADD/CY)	
		Acknowledge Addendums	
Bid Received:		Attend PreBid	YES
NO BID			
Reinfurt Excavating		Base Bid: (LS)	
294 Ski Run Road		Alternate 1 (Add/Deduct)	
Honesdale, PA 18431		UP-1: Rock Removal: (ADD/CY)	
reinexe@verizon.net		UP-2: Structural Fill: (ADD/CY)	
		UP-3: Concrete Footings (ADD/CY)	
		Acknowledge Addendums	
Bid Received:		Attend PreBid	YES
NO BID			



536 Paradise Township, Lakeside, PA 16808
 570-226-5311 • www.kileyassoc.com

BID TABULATION FORM
PROJECT: FallingWaters Boulevard Culvert Replacement
Masthope Mountain Community
Lackawaxen Township, Pike County, Pennsylvania
Bid Due Date: June 18, 2015

Contractor	Bid Result
Ciccione Construction, Inc. 3052 Lake Ariel Hwy. Honesdale, PA 18431 570-253-0718 cc5488@verizon.net Bid Received: 6-16-15 @ 9 AM	Base Bid: (LS) \$359,498.00 Alternate 1 (Add/Deduct) -\$9,000.00 UP-1: Rock Removal: (ADD/CY) \$100.00 UP-2: Structural Fill: (ADD/CY) \$35.00 UP-3: Concrete Footings (ADD/CY) \$475.00 Acknowledge Addendums YES Attend PreBid YES
Leeward Construction 9 Colan Park Honesdale, PA 18431 570-253-4090 kgelderman@leewardconstruction.com Bid Received: 6-18-15 @ 1:30 PM	Base Bid: (LS) \$323,323.00 Alternate 1 (Add/Deduct) -\$12,990.00 UP-1: Rock Removal: (ADD/CY) \$75.00 UP-2: Structural Fill: (ADD/CY) \$50.00 UP-3: Concrete Footings (ADD/CY) \$750.00 Acknowledge Addendums YES Attend PreBid YES
Pioneer Construction 116 West 11th Street Honesdale, PA 18431 570-647-1590 pccj@pttd.net Bid Received: NO BID	Base Bid: (LS) Alternate 1 (Add/Deduct) UP-1: Rock Removal: (ADD/CY) UP-2: Structural Fill: (ADD/CY) UP-3: Concrete Footings (ADD/CY) Acknowledge Addendums Attend PreBid YES