

**Masthope Mountain Community
Board of Directors Meeting
May 30, 2015**

Transcriber: Kelli Myers
Property Owners Lounge

8:34 AM Meeting called to order and Pledge of Allegiance

Dan Clark acknowledges the passing away of Steve Stern with a moment of silence.

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

Paul Bakos absent
Joe Kosiba via teleconference

Dan Clark presented amendments to the agenda: ECC impervious surface, Documents committee, table the tax sale properties discussion, table the entrance signs discussion until June, something to commemorate Steve Stern, fund raising opportunity idea, and possible shuttle to lake.

Agenda approved unanimously.

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

Foster McCoy gave the Treasurer's Report.

Treasurer's Report for Period Ending April 30, 2015 – Foster McCoy

Treasurer's Report---April 2015

See attached

Correspondence Report-Dan Clark

Dan Clark stated there were 3 pieces of correspondence.

1. Property owner interested in a BB gun range in the community.
2. Property owner compliments Donna from the market, Laura from the stables, as well as Diane and Duke.
3. Property owner stated that Ron Tussel is an asset to the community.

Dan Clark called for Committee Reports

- a. Ski & ATV-Sheldon Langer- the atv trail, located on Rt 402 is opened for training, we are waiting for authorization to use it for our training course. Golf cart rules costs exceed the value of the golf cart. There are requests to modify the rules for the golf carts. Turn signals will be addressed under New Business.
- b. Real Estate Report- Rose Perrotti stated that the committee is in the process of restructuring the resale packet. Meetings are usually Wednesdays which are difficult for property owners to attend; they are considering changing the day that they meet.
- c. Audit-Maria Porter there will be meeting June 19th with Bill Owens.
- d. Strategic Plan-Bruno deVinck there will be a meeting at 1pm today to discuss the community survey being constructed.
- e. ECC-Ron Tussel-41 permits. See attached. Created a plot plan available on the website. Impervious surface 20% coverage is township ordinance. Drainage issues need to be addressed. Accessory structure rules need to be looked at and addressed when properties are being sold.
- f. Westcolang Lake Association-Dan Clark-meeting is July 26th.
- g. Documents-Carl Harrison-no comments at this time.
- h. Fire Prevention-Jim Fox- Smokey Bear lifted burn ban.

President's Report-Dan Clark-nothing to report

Manager's Report-see attached

Old Business

- a. Approved the Property Owners' Handbook 5/16/15 revision. Storage boats/trailers-2 sets of rules-different for Falling Waters and Masthope Rapids. ECC need to establish guidelines where the property owner can store such items.

MOTION: 01:05:30:15

Whereas the Masthope Mountain Community Property Owner's Handbook has been revised and reviewed by the Masthope Mountain Community Owners Council Board of Directors.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the revised Rules and Regulations Volume VII.

MAKER: DAN CLARK
SECOND: MICHELE TORRE
MOTION PASSES UNANIMOUSLY

- b. Entrance sign tabled until next meeting
- c. Beach House Generator.

MOTION: 02:05:30:15

Whereas there is need to have and install a generator at the Beach House

Therefore be it resolved that the Masthope Mountain Community Board of Directors approve the purchase and installation of a generator at the Beach House. The monies for this purchase and installation will come from the generator capital reserve line item not to exceed \$13,000.

MAKER: DAN CLARK
SECOND: ED MCCLARY
MOTION PASSES UNANIMOUSLY

- d. ATV trails repair

MOTION: 03:05:30:15

Whereas there is need to repair the ATV trails.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the expenditure of up to \$6,000 on the repair of the ATV trails. The monies for this repair will come from the Board Operational Contingency Fund.

MAKER: DAN CLARK
SECOND: ED MCCLARY
MOTION PASSES UNANIMOUSLY

- e. Ski house tabled until July meeting.

New Business:

- a. Survey Monkey to aid in surveying the property owners.

MOTION: 04:05:30:15

Whereas the Strategic & Facilities Planning Committee has a desire to survey the community

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the renewal of the license with Survey Monkey. The monies for this survey will come from Long Term Planning Fund not to exceed \$300.

MAKER: DAN CLARK
SECOND: BRUNO DEVINCK
MOTION PASSES UNANIMOUSLY

- b. Board motion to put GMM motion for Summit expenditures with board approval out to general membership

MOTION: 05:05:30:15

Whereas there will be an ongoing need to replace capital items in the Summit Bar & Restaurant and Marketplace through the 2015-2016 fiscal year.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves placing before the community at the July 11, 2015 General Membership Meeting a motion requesting the approval from the community the expenditure of up to \$25,000 from the capital reserve with the Board of Director's oversight and approval. This will not incur any assessment to the community members.

MAKER: DAN CLARK
SECOND: FOSTER MCCOY
MOTION PASSES UNANIMOUSLY

- c. By-laws Article III.R and Article III.S tabled until next meeting.
- d. Tax sale properties tabled until next meeting
- e. Public Safety Vehicle Motion

MOTION: 06:05:30:15

Whereas there is a need for a new Public Safety vehicle.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the purchase from the Ford Fleet Program and financing over a 3 year term a new public safety vehicle not to exceed the value of \$34,500. There will be a down payment of \$13,000 from the capital reserve line item set aside for public safety replacement.

MAKER: DAN CLARK
SECOND: FOSTER MCCOY
MOTION APPROVED UNANIMOUSLY

- f. Documents Committee

MOTION: 07:05:30:15

Whereas the Document Review Committee is to consist of a chairperson, a representative of management, a representative of the ECC Committee, plus a minimum of two and a maximum of four members in good standing.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the appointment of Hal Mahwhinney to the Document Review Committee.

MAKER: DAN CLARK

SECOND: BRUNO DEVINCK
MOTION APPROVES UNANIMOUSLY

- g. Steve Stern recognition. Randy suggests a custom podium for Joe Galati and Steve Stern. Dan also would like a plaque for Carol Gladis and Edna Stern. John suggests a bench or a naming a trail for Joe Galante and have the podium just for Steve Stern.
- h. Fred Suljic suggests looking into doing a Craft Beer Festival. Raises a lot of money. It generally raises between \$40,000-70,000. Need a year to plan.
- i. Cindy Wyatt addresses parking at the beach and suggests a shuttle from one parking lot to the beach. Ed suggests renting a van to test the shuttle idea on a busy weekend. Bruno DeVinck asks if we can clear the lots that we have and cover with wood chips for additional parking at the beach. Randy will research if this is possible.
- j. There was a long discussion regarding the golf cart rules and regulations and the safety of our property owners.

MOTION: 08:05:30:15

Whereas the Board of Directors recognizes the cost considerations for installing turn signals on golf carts

Therefore be it resolved that the Masthope Mountain Community Board of Directors amends the Rules and Regulations Vol.VII revision date 5/16/15, section X.G.4 to be eliminated from the document.

MAKER: FOSTER MCCOY
SECOND: PETER TORCHIO
MOTION PASSES 8 FOR, 1 AGAINST

Property Owner's Time-11:05am

Amos Lemmerman 405MR-thanks Masthope Mountain Community Public Safety for helping a neighboring community to find a special needs child that was missing.

Phyllis Cobban 109FW-upset about the golf cart rules and regulation

Ralph Silvestri 175FW-questioning minutes from Feb or March asking about new technology on website. Do we have ATV trail maps and was inquiring about new horse trails. Randy responded our website is being kept up to date and continue to look into improving, not cost effective at this time. We do have maps of the ATV trails in the POC office. We could look into the possibility of new horse trails.

Leatrice Langer 458MR-there are dead trees at the mailboxes that should be removed and replaced with something that can survive in that environment. Questions Article 5, the inconsistency of the number of members allowed on the different committees.

Would like to know how these numbers were determined. Questions why Masthope wants to publish names of who is on the committee. Dan Clark will have Article 5 reviewed and responds that publishing the names of committee members is so property owners can approach the members with any questions or concerns. Peter Torchio suggests putting a cover over the mailboxes.

Rich Seidel 578MR- praises Public Safety and their efforts how they responded to a woman down.

John Grandy 6cm- asks if the committees are posted anywhere and wanted to know about the ATV committee. Dan responds ATV is not a regular standing committee. Masthope has 2 muskrats at Remembrance Pond and is concerned about them harming area. Peter Torchio responds that now is not the time to remove them. It could be harmful to the babies if they have. Peter spoke to a conservation officer when the muskrats were discovered. Questioned if golf cart lights need to be illuminated and do ATVs need seatbelts. Ed responded no ATVS do not need seatbelts. Foster responded golf cart lights need to be visible. Handbook should better clarify the use of golf cart lights. The court area could use stone. One cannot drive back to the courts. Randy responded that the gate is open to drive back to the courts.

Ralph Silvestri 175FW-can property owners be a part of the planning of the survey? Bruno says that anyone can attend the meeting and that the survey will be presented to the board for approval. Michele responds that anyone can attend the meeting and comment on the contents at the end of the meetings.

Executive Session began at 12:11pm

Meeting Adjourned at 12:12pm.

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

<u>Collections</u>	<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

May 29, 2015

Projects:

1. Falling Waters Culvert – Bids will be received in June.
2. Paving – Paving will be done in fall to allow for repair work on Constitution. Patch work will be done in early June.
3. Flood Damage – Continued repairs to the drainage on Constitution should start next month.
4. Aqua – Final restoration is being done.
5. Front entrance – Temporary repairs have been done, committee will get together this month for possible ideas.
6. Beach house generator – With equipment, labor, permits and construction costs this project will be completed for not more than \$13,000. Currently there is \$12,950 in the community generator capital line. 80KW Generator, 400 Amp automatic transfer switch.
7. ATV trails and training center – Contractor is ready to go with approval of funding. Maintenance will install 3 culvert pipes.
8. Beach equipment – Pedal Boats being delivered on Sunday. Boat launch dock should be delivered at the end of next week.

Public Safety

1. Holiday weekend went well, compliance with rules was good in general. All grace periods are off for registering atv's and watercraft.
2. Several citations have been issued to property where complaints were made last year. Hopefully it will set a tone for the summer and reduce complaints.
3. Golf Cart rules – Warning were issued to many owners who did not have upgrades to carts.
4. Vehicles – New motor being installed in Charger, should be back in service next week. Other vehicles good to go.

Maintenance

1. Pool – The pools are up and running we were late in getting heaters on due to a leak, water was a little cool on Saturday. By Sunday water was up to temperature and no sign of leak.
2. Road Sweeping – Continues to be done..
3. Landscape – Grounds are being cleaned, mulched and prepared for additional plantings.
4. Beach – All is good, new furniture has been ordered for deck area, loose chairs will be removed and permanent seating will be installed.
5. Roadside mowing will start in June.

Summit

1. Holiday weekend was a success, numbers up from last year.
2. Picnic went well with the exception of people feeding their friends who did not purchase tickets. Many of the comments from years past have been that pricing was too high, with a change of the menu we brought the price down. To get the price down we worked on a smaller margin and fewer menu items.

There were people still taking advantage of the unlimited items creating a net loss of \$166. We understand the picnics are community events and should not be seen as money makers, but we should never have a loss.

For our next picnic I anticipate that we will be using a wrist band or ticket system that will limit the number of items individuals can take.

Administration

1. Seasonal staff has been in and orientation completed.
2. Staff is all in place, job re-assignments are going well.
3. All is going well in the office.
4. Aqua meeting – Next Tuesday is the UDC meeting, I have contacted Aqua to make certain that if the sewer plant is discussed that it be noted that it is their plant, not under the control of Masthope Mountain Community.
5. Usage report attached.
6. ECC report attached.

Activities

1. The activity center ready of action.
2. All age groups are being addressed for activities.
3. Up coming events are posted on the web and are available in the weekly messages.

Fitness – Ready for the summer.

ECC Code Officer Monthly Report May 2015

Date	Type of Permit	Property Owner	Lot Number	911 Address	Permit Number	FEE
5/3/2015	roof	Harrison	19FW	117 Briars Ct	9458	\$25.00
5/3/2015	paint & stain	Morvillo	1194FW	124 Bridle	9457	
5/3/2015	stone siding	Roe	398MR	135 Heritage	9456	\$25.00
5/3/2015	extension driveway stone	Fishman	147FW	113 Oriole Pl	16826	
5/3/2015	paint	Pascale	192MR	298 Powderhorn	9455	
5/3/2015	tree	Sinni	85MR	114 Bowaprit	20397	
5/3/2015	tree	Lavolpe	801MR	149 Independence	20396	
5/5/2015	sign	weinmann	951MR	108 Bugle Ct.	50415	\$25.00
5/5/2015	sign	Brunett	319MR	114 Powderhorn	50416	
5/5/2015	stain	O'Neill	391MR	169 Karl Hope	9459	
5/7/2015	tree	Thomas	1035FW	361 Fallingwater	20398	
5/8/2015	stain	Fishman	147FW	113 Oriole Pl	9460	
5/8/2015	stain	Holmes	329MR	134 Powderhorn	9461	
5/11/2015	stain	Genovese	671MR	258 Upper Ind	9462	
5/11/2015	stain	Bello	874FW	106 Trout Rd	9463	
5/13/2015	replace deck	Sgro	540MR	154 Heritage	20943	25
5/13/2015	stain	Valenti	291FW	102 Pebblerock	9464	
5/17/2015	sign	Hollfelder	562MR	251 Upper Ind	50417	25
5/17/2015	sign	Dukhan	446FW	192 FWB	50418	25
5/17/2015	sign	Jankowski	1125RF	136 Perch	50419	
5/17/2015	sign	Jankowski	1127RF	132 Perch	50420	
5/17/2015	sign	Jankowski	599MR	255 Upper Ind	50421	
5/20/2015	sign	Stibich		191 FWB	50422	
5/20/2015	sign	Neff		123 Karl Hope	50423	
5/20/2015	sign	Doak		133 Log Cabin	50424	
5/20/2015	tree	Deenihan	288FW	103 Hummingbird	20401	
5/21/2015	stain	Wissemann	180FW	116 Bckbird	9466	
5/21/2015	pave drive	Dooley	156MR	157 Constitution	16827	
5/22/2015	stain	Deering	410FW	192 Eaglerock	9467	
5/26/2015	stain repair on home	gaglione	383MR	157 Heritage	9468	
5/26/2015	shed	Pallante	726FW	269 FWB	20944	
5/26/2015	driveway add stone	Pallante	726FW	269FWB	16828	
5/28/2015	stain	McKeeves	900FW	142 Laurel	9469	
5/28/2015	shed	Shouldis	629MR	276 Upper Ind	20946	
5/28/2015	shed	Brown	483FW	106 Cottontail	20945	
5/28/2015	tree	Brunett	319MR	114 Powderhorn	20402	
5/28/2015	tree	Mirabile	427FW	186 Eaglerock	20403	
5/29/2015	for sale sign	Lipton		107 Bass Ct	50426	
5/29/2015	for sale sign	Levine		292 Powderhorn	50427	
5/29/2015	for sale sign	Cicileo		177 Independence	50428	
5/29/2015	for sale sign	Gillen		134 Maple Leaf	50429	
5/29/2015	for sale sign	Montemarano		100 Eagle Rock	50430	