

**Masthope Mountain Community  
Board of Directors Meeting  
February 22, 2014**

**Beach Clubhouse  
Transcription: Diane Longo**

- 8:34 AM**            **Open Session**  
                         **Call to Order and Pledge of Allegiance**
- 8:35 AM**            **Roll Call: Steve Stern, Dan Clark, Ed McClary(present via phone conference), Joe Gladis, Foster McCoy, Paul Bakos, Peter Torchio, Fred Suljic, Ralph Silvestri, Joe Kosiba, Michele Torre**
- 8:36 AM**            **Approval of Agenda – approved**
- 8:38 AM**            **Approval of the Minutes**  
                         **January 25, 2014 minutes – accepted as amended**

**8:39AM**            **Treasurer’s Report – Foster McCoy (Unaudited)**  
                         **Report as of January 2014**

<u>Collections:</u>	<u>2011</u>		<u>Oct.-12</u>		<u>Oct.-13</u>	
Total Lots	2,090		2,083		2,083	
Billable	1,801		1,785		1,783	
Paid in Full	1,350	75%	1,602	90%	1,564	88%

<u>Unrestricted Income and Expense Year to Date</u>	<u>Jan. 2014</u>	
	<u>Nov.-y-t-d</u>	<u>Dec.-y-t-d</u>
Revenues to date	3,423,806	3,662,981
Expenses to date	2,853,554	3,265,032
Net Profit/(Loss)	570,250	397,949

<u>The Summit</u>		
Income to date	784,070	946,374
Expenses to date	791,593	955,991
Net Profit/(Loss)	(7,523)	(9,617)

<u>The Market Place</u>		
Income to date	375,743	419,952
Expenses to date	333,457	379,760
Net Profit/(Loss)	42,286	40,192

<u>Summit/Market Net Profit/(Loss)</u>	+34,763	+30,575
--	---------	---------

**Report accepted**

- 8:43 AM**            **Correspondence**  
                         **Received another letter from Mike Seyfried; Mike will receive a response to his correspondence this coming week; also input from Nancy Mulwhinney. Dan Clark also acknowledged the ladies in the office for their effort with the mailing.**
- 8:50 AM**            **Committee Reports**  
                         **a. Ski/ATV – Sheldon Lange**  
                         **skiing is good; Accolades to management for getting the lift up and**

running. The next ATV training course is set for July – receiving calls for the class; will not know until June if the same place for the class will be used.

b. Real Estate – John Hogle

No

c. Audit Committee – Mary Apuzzo

No

d. Strategic Planning – Paul Bakos / Michele Torre

Meeting this afternoon; will present recommendations for the top of the mountain – pushing for a presentation to the membership at the July meeting; regarding the IT issue – found 1 volunteer in the community; he runs his own IT consulting business in the city.

e. ECC – Peter Torchio/ Russ Longo

Pete spoke to Randy about the corners of streets where snow was piled high with snow. Maintenance will take care of it. We would also like to acknowledge the passing last Saturday of one of the committee members, Fred Summer. He has been a long time member of the community.

f. Westcolang Lake Association – Fred Suljic/Dan Clark

Need to reach out to Pat Gill – next meeting scheduled is on Easter Sunday; the \$1,500 charge is to be divided up among the three entities for permits.

g. Committee on ATV's, Golf Carts - Fred Suljic

No

h. Documents – Carl Harrison

No

Jim Fox – reported on progress with Fire Prevention – will submit papers to board for review; any revisions or corrections will be submitted to Bill from Conservation; Fire Hydrants were buried during the snow storm and they need to be dug out and markers put on them so we know where they are in the community. At some future meeting Bill would like to come and give a PowerPoint presentation.

8:58AM

President's Report - Dan Clark

No

9:10AM

Management Report – John Castellano / Randy Schmalzle  
Projects:

1. River Park – Power has been installed. Building will be ready for use in spring.
2. Otteson Property – No word on this
3. Culvert Pipe on Falling Waters Blvd. – A price estimate was received from Linde. It is very preliminary and probably on the high side. \$350,000 to \$450,000. I am expecting another in the coming month.

**Public Safety**

We have received a quote for a new vehicle. It will be presented at the next meeting.

**Maintenance**

Snow removal is going well. There have been many small storms which have caused us to use more salt and cinders than expected.

**Summit**

The Summit continues to be busy. Staff has performed well.

**Ski**

The silver side of Thundercloud suffered a failed bull gear which in turn caused the

lift to be out of service for several days. Fortunately the lift manufacturer had a used box that was close enough to work for presidents week.

We have submitted a claim to the insurance carrier and will keep you informed.

**Administration –**

The mailing has been sent and legal has been confirmed for the meeting.

**Activities**

Upcoming events are posted on the web and are available in the weekly messages.

**Beach House**

The heating system has been repaired. We have not had any problems since the changes.

**Peter Torchio – with the lake, why do they want additional premium for an activity? Is that because someone could fall in?**

**Randy – Yes**

**Ralph Silvestri – in regards to the equipment on the slope, what kind of insurance do we have?**

**Randy – Boiler and Machinery Insurance; a separate policy. There are deductibles and premiums involved, of course.**

**9:17AM Old Business**

**a. SOP's for the Board – Ralph**

Discussion regarding Executive Committee; we have an initial draft for review; still an active document. Donna reached out and received pamphlets from CAI regarding responsibilities of Board members. Additional discussion continued regarding board members having a Masthope email address rather than using personal addresses for communication.

**b. Election Committee**

Ralph Staiano will be chair of the committee; received 2 inquiries for committee – Mr. DeVinck & Jerry Jacobs; still looking for additional members – need 5; we can possibly get volunteers at the meeting. People on committee cannot take an active part in the election. Ralph would be considered Judge of Elections.

**c. Contract for the Beach House**

We made changes to draft; adult – child ratio and also the need for additional insurance. Board members will receive revised copy for review.

**d. Chipper, Pedal Boats, Kayaks**

additional information is attached to management report.

**Motion:2:22:14:1**

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves, not to exceed, \$15,000 to purchase a used wood chipper with the money coming from Capital Contingency Reserve.

**Maker: Peter Torchio**

**Second: Michelle Torre**

**Vote: 11-0; motion passes**

**Motion:2:22:14:2**

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves, not to exceed, \$4,000 to purchase an Elliptical for the Fitness Center. Money to come from Capital Contingency Reserve.

**Maker: Foster McCoy**

**Second: Joe Kosiba**

**Vote: 11-0; motion passes**

**Motion:2:22:14:3**

Therefore be it resolved that the Masthope Mountain Community Board of Directors

approves, not to exceed, \$7,000 to purchase a full serve monitoring system for the Gas & Diesel Tanks for the Community vehicles. Money to be taken from Capital Contingency Reserve.

Maker: Dan Clark

Second: Fred Suljic

Vote: 11-0; motion passes

10:02AM

New Business

a. GMM March 22, 2014

everything is in place for the meeting; mailing went out to property owners for meeting.

b. Appeals committee Letter (addition concerning attorneys)

A property owner brought in an attorney to his appeal and did not inform the committee. You need to indicate if you intend to bring an attorney two weeks prior to appeal so the community can also have representation.

10:25AM

Property Owners time:

Karen Spano 541FW – would like to know response to proposal I sent

Dan Clark – will discuss with Management; you will become a part time employee; we Recognize your service. It's in the budget to be voted on.

Nancy Mawhinney 328FW – what happens if property owner doesn't bring an attorney when they say they will? Or Cancels? We still pay overtime to Public Safety? Do we charge back our attorney fees?

Carl Harrison 22FW – Could you also ask Attorney about an allowance for "Frivolous" term? Legal definition – what constitutes frivolous?

Randy – in what context do you use frivolous?

Never

Jim Fox 284FW – we have a policy about outdoor seasonal decorations – 30 days after the holiday they have to be taken down; problem with extended holidays.

Ralph Silvestri – What are we doing about Nancy's correspondence?

Dan Clark – I will be responding this week.

10:41AM

Motion to end open session and go into Executive session.

11:15AM

Out of Executive Session & into Emergency Open Session

**Motion:2:22:14:4**

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the mailing to the Community the allocation of \$300,000 from the Ski Fund Surplus to be used for the infrastructure expenditures. Allocation not to result in any assessment to the community. To be presented at the 3/22/14 GMM.

Maker: Dan Clark

Second: Foster McCoy

Vote: 10-0-1 absent; motion passes

**Motion:2:22:14:5**

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the proposed to purchase Lot MR343 in the amount, not to exceed, \$250,000 to be approved by the GMM on March 22, 2014. Funds to be taken from the General Reserve and repaid from the Ski Reserve over a period of time not to exceed 7 years. This is a result of an emergency action needed.

Maker: Dan Clark

Second: Foster McCoy

**Vote: 6-0-4 abstain**

**Motion:2:22:14:6**

**Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the mailing of the proposed Budget for 2014/15 at the GMM Meeting on 3/22/14 as a result of a modification.**

**Maker: Foster McCoy**

**Second: Fred Suljic**

**Vote: 10-0-1 absent; motion passes**

**11:50AM Meeting Adjourned**