

**MASTHOPE MOUNTAIN COMMUNITY POC
GENERAL MEMBERSHIP MEETING
LOWER COMMONS
MARCH 23, 2013**

Transcribed by Donna O'Grady

- 10:12AM Meeting called to order & salute to flag
- 10:13AM Steve Stern gave the ground rules for the meeting and introduced Joe Galante. S. Stern stated that Joe Galante had been appointed Parliamentarian for all General Membership Meetings.
- 10:14AM Steve Stern stated there are 78 property owners in attendance and 187 directed proxies mailed in. We have a quorum.
- 10:15AM Motion: Waive the reading of the July 14, 2012 Minutes
Maker: Joann LaPlace – 464MR
Second: Joe Meglio – 774MR
Motion passed by visual inspection
- 10:17AM Motion: Approval of July 14, 2012 General Membership Meeting Minutes
Maker: Joe Kosiba – 213FW
Second: Bob LaPlace – 464MR
Motion passed by visual inspection
- 10:18AM Motion: Waive the reading of the November 17, 2012 Minutes
Maker: Jim Fox – 284FW
Second: Joann LaPlace – 464MR
Motion passed by visual inspection
- 10:19AM Motion: Approval of the November 17, 2012 General Membership Meeting Minutes
Maker: Jerry Jacobs – 210FW
Second: Joann LaPlace – 464MR
Motion passed by visual inspection
- 10:20AM Foster McCoy stated that the numbers are good for the Market Place and the Summit.
F. McCoy stated that collections are at the lowest level ever.

- 10:21AM Presidents Report – Dan Clark
A rental committee was formed under Bob Ferretti and discussions regarding this issue are taking place at the monthly meetings. We are reviewing the rental policy and will be addressing this at the monthly meetings. The ATV/Golf Cart policy is also being looked at. A document has been put together by Fred Suljic and Sheldon Langer and will be discussed at the April meeting.
- 10:23AM Community Managers Report – Randy Schmalzle
Randy Schmalzle addressed the making of the budget being proposed at this meeting. The highlights are the Beach House is in the final stage. This building will be a four season building and will handle board meetings and bingo during the winter months. An enhanced snack bar menu has been developed and the new building will have indoor and outdoor showers.
New slides are being installed at the pool. As always, we are looking at seating, etc.
Property owners have been questioning the moving of the athletic courts. We are doing this because of the cell tower. The Lackawaxen Township Ordinance states these courts must be out of the fall zone for the cell tower.
We are now in the process of hiring summer staff. Please fill out applications either on line or pick one up in the office. Young and old are needed for lifeguard and gate checker positions.
Maintenance is getting ready for summer, while being prepared for another snow storm.
Great changes have been made in the bar and restaurant, but mud season is a very difficult time for the Summit. The menu for the Tikki Bar has been revised and we are in the process of developing a new tapas menu.
- 10:25AM Ski Report – Randy Schmalzle
Because of the weather we made snow twice before finally opening on December 26th. It has been a very nice ski season. This weekend and next weekend we will be open. We will be closed for the season on Easter Sunday. Hurricane Sandy played a big part in our ski season and it killed Presidents Week. The schools did not have off so sales were down for that week. The ski areas on the entire east coast suffered; our sales were down over 75%. Randy Schmalzle gave the profit sharing check to Foster McCoy (\$173,643.75).
- 10:35AM Steve Stern opened the floor for questions.

10:37AM Gary Lustig 203RF – Mr. Lustig asked if ATV's and Golf Carts were going to outlawed.
Dan Clark responded no

10:38AM Ralph Silvestri 175FW – Mr. Silvestri questioned if Recreation Management has a marketing plan for Ski Big Bear.
Randy Schmalzle responded yes Recreation Management has a marketing plan.
Ralph Silvestri requested Recreation Management present their marketing plan at the November General Membership Meeting.
Randy Schmalzle responded that it would be done.

10:40AM Jerry Jacobs – 210FW – Mr. Jacobs questioned if the new building at the beach would be able to service liquor.
Dan Clark responded no.
Randy Schmalzle responded that our neighbors and the township Supervisors would have a major concern over that.

10:42AM Joe Galante – 655MR – Mr. Galante asked if any thought was given to a generator for the new building at the beach.
Randy Schmalzle responded yes.

10:44AM Bob LaPlace – 849MR – Mr. Laplace asked if the wall that is bulging by the pool was going to be repaired.
Randy Schmalzle responded that yes, they are aware of the wall and it will be addressed.

10:46AM Diane Braver – 328FW – Diane questioned if there would be an outdoor shower at the pool.
Randy Schmalzle stated he would look into it.

10:48AM Steve Stern stated the presentation of the budget is next.

10:50AM Steve Stern explained what everyone is voting on today and read the motions (attached).

10:51AM Foster McCoy explained the budget process and then went over the budget (see attached). Membership dues determination was addressed first. Foster stated the dues will remain the same; there is no increase.

11:10AM Steve Stern asked for questions from property owners.

11:11AM Jacob Lawrence – 106MR – Mr. Lawrence asked how we budget for the Summit and Market Place and will the Market Place show a profit. Also, the Market Place is supposed to be self-sustaining.
Foster McCoy responded and explained how the budget works. Randy Schmalzle stated that we are not a normal business, and Bill Owens, CPA responded that according to our Bylaws all money goes into operational in order to take that money out the membership has to vote on it. It sounds

like smoke and mirrors, but it is not; it's just the way your Bylaws are written.

Fred Suljic – 162MR – The culvert on the Falling Waters side as you pass the mailboxes need work. Fred Suljic stated that he just wants to make sure that money is being set aside for that project.

Alan Laurie – 1237FW – Alan Laurie asked if we have contacted our health insurance company because of the new laws.

Randy Schmalzle responded we have contacted our payroll company, the human resources side, for a full analysis on which way we are going to go. Randy stated that he and Donna O'Grady and Kelli Meyers have attended a seminar a few weeks ago regarding this issue. Nobody seems to know which way to go right now; it's all over the place.

Tony Restivo – 281FW – Tony asked how much money do we have in Capital Reserve and are all our accounts in interest bearing accounts. In addition, is it the consensus of the board to use some of that money for capital projects instead of borrowing money?

Foster McCoy responded we are using the money to purchase capital items. In regards to loans we have renegotiated the loans and all money is in interest bearing accounts. Randy added we are doing a capital reserve study which should be in place very quickly. Foster McCoy stated that we have to have money in reserve; no one likes surprises.

Solicitor Alan Young stated that new regulations have been put into effect regarding associations. These new laws will effect the budget and the financials.

Steve Stern requested the counters and stated there were a total of 187 directed proxies mailed in.

Steve Stern read: Whereas money is needed for maintenance vehicle replacement, public safety vehicle replacement, fitness equipment replacement, lake and pool furniture, and computer replacement, the cost of these items will add \$38.00 to each Capital Assessment.

Motion #1 – Approve an addition of \$38.00 to each 2013-14 dues assessment for new Capital items.

Property Owner Votes:	71 votes – Yes	4 votes – No
Directed Proxy Votes:	131 votes – Yes	54 votes – No

Whereas money is needed as a contingency towards anticipated repairs needed on the lodge roof, replacement of the current pool slide which is at the end of its useful and safe life, purchase a new tent for special events as well as other equipment for the bar, restaurant and POC office, and

these monies are available in the capital reserve fund, approval of this motion would not increase 2013-14 dues assessment.

Motion #2 – Approve the amount of \$107,200.00 to be taken from Capital Reserve.

Property Owner Votes:	77 votes – Yes	2 votes – No
Directed Proxy Votes:	146 votes – Yes	39 votes – No

Joe Galante – 655MR stated as long as the budget does not increase more than 5% you do not have to vote on it.

Old Business: No Items

New Business: See attached election procedures.

11:32AM

MOTION:

Joe Galante motioned to adjourn meeting.

Motion seconded by Bob LaPlace.

Meeting Adjourned at 11:32am