

**Masthope Mountain Community
Board of Directors Meeting
January 25, 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(absent), Joe Gladis, Foster McCoy, Paul Bakos, Peter Torchio, Fred Suljic(absent), Ralph Silvestri, Joe Kosiba(excused – tried to call in), Michele Torre(excused – tried to call in)**
- 8:36 AM **Approval of Agenda – approved**
- 8:38 AM **Approval of the Minutes**
 December 28, 2013 minutes – accepted as given

8:39AM **Treasurer’s Report – Foster McCoy (Unaudited)**
 Report as of December 2013

<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%	1,555	87%	1,559	87%

<u>Unrestricted Income and Expense Year to Date</u>		<u>Dec.-13</u>
	<u>Nov.-y-t-d</u>	<u>Dec.-y-t-d</u>
Revenues to date	3,185,019	3,423,806
Expenses to date	2,487,556	2,853,554
Net Profit/(Loss)	697,463	570,252

<u>The Summit</u>		
Income to date	631,246	784,070
Expenses to date	661,723	791,593
Net Profit/(Loss)	(30,477)	(7,523)

<u>The Market Place</u>		
Income to date	330,482	375,743
Expenses to date	290,814	333,457
Net Profit/(Loss)	39,668	42,286

<u>Summit/Market Net Profit/(Loss)</u>	+9,191	+34,763
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Report accepted

- 8:43 AM **Correspondence**
 Nancy Mulwhinney has asked for several items; another piece of correspondence was dropped off at the POC. POC provided all correspondence that Nancy needed. A gentleman sent correspondence regarding expansion of marketplace.
- 8:50 AM **Committee Reports**
 a. Ski/ATV – Sheldon Lange
 skiing is good; the next ATV training course is set for July

b. Real Estate – John Hoglund

No

c. Audit Committee – Mary Apuzzo

Due to the holidays and conflicting dates for the POC office, the Audit committee hasn't met in a while. We will be reconvening this afternoon after the board meeting and have reserved the POC office for the next couple of weeks and then for a couple of months. We plan on looking into the Maintenance Department next and would like to talk to the dept. head and to get a feel of how the dept. is run. Our next Audit Committee is scheduled for Saturday, February 8th @ 11:00am and hopefully we can meet with him next meeting.

d. Strategic Planning – Paul Bakos / Michele Torre

Meeting today at 1:00pm; looking at the top of the mountain issues and costs; found an IT professional in the community and he will be at the meeting and help with issues. Nothing has been done with the shale pit.

e. ECC – Peter Torchio/ Russ Longo

People are complying; committee will be going out to check on Christmas decorations.

f. Westcolang Lake Association – Fred Suljic/Dan Clark

Meeting was cancelled; study done about health of lake; we were asked to extend spraying to open a larger channel on our side; next meeting on third Sunday in April – would like to encourage more people to attend meetings; information will be put out ahead of time regarding meeting.

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

No

h. Documents – Carl Harrison

We have a new member on committee, Tom Carrasitti. He was previously on the budget committee.

Steve Stern – we have put out an ad for members for the election committee – Ralph Staiano has been approved as chair. Also, Joe Kosiba and Michele Torre asked to attend the meeting via the conference bridge but because we were not able to set up they are marked as attending this meeting.

9:00AM

President's Report - Dan Clark

Bingo has been having good turnouts; this facility is adequate to accommodate a crowd.

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

Staff has been doing a great job with parking and security for the ski season.

Maintenance

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

The new truck has been purchased. The truck it is replacing will be advertised for

sale on Ebay. The truck does not run and has many issues.

Summit

The Summit continues to perform well. It is on track for a profitable year. Unfortunately, we lost the Sunday of Christmas week which could have been the busiest day of the year.

Ski

We are working with the Ski Committee to create long and short term project lists. The primary concerns are snow making and redesign of the learning area.

Administration –

Budgets are being reviewed very closely and spending caps are now in place for all managers.

Activities

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

Beach House

Attorney Klemeyer has made a couple of recommendations for the rental agreement.

1. Increase the number of adults to children required from 1 per 10 to 1 per 6.
2. For those events where people will be serving alcohol a private insurance should be required.

9:30AM

Old Business

a. Contract for use of Beach House

Adjustments will be made to contract and presented at the Feb. meeting.

b. Advertising of Services

We offer our advertisers two options – go into the newsletter and get into a directory on the website or for an annual fee of \$60 go into the directory only but must also provide a certificate of insurance and their PA registration number. Blue Ridge Cable also stated that there is not another channel available for our closed circuit tv.

c. SOP's for the Board

Ralph will address it this coming month and email to the rest of the board members.

9:40AM

New Business

a. Budget Meeting Feb.

Meeting will be in the POC office – will be open and everyone welcome but there is no participation from audience.

b. Motion for Cinder Spreader

Motion:1:25:14:1

Whereas there is a need to purchase cindering and plowing equipment for the newly purchased truck

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves a new expenditure, not to exceed \$6000 for the purchase of a cinder spreader and the upgrade, if needed, of the plow system for the recently purchased truck. The money will come from the Capital Contingency Fund.

Maker: Steve Stern

Second: Dan Clark

Vote: 7-0-2 abstain; motion passes

9:50AM

Property Owners time:

Jim Fox 284FW – received a draft from Bill from Conservation re: wildlife emergency plan for Masthope – Jim gives a synopsis of the document he sent.

Bruno DeVinck 381MR – just want to commend our maintenance dept. and management for the upkeep of the community. Also would like to suggest that a constant contact message be sent out if the power goes out.

Randy – we will do it on an emergency basis if it goes out for an extended amount of time.

Mary Apuzzo 919CF – Did the time pass for anyone to join committees?

Sheldon Langer 458MR – will bring proposal to board for review

10:00AM Motion to end open session and go into Executive session.