

**Masthope Mountain Community
Board of Directors Meeting
May 31, 2014**

Property Owners Lounge
Transcription: Donna O'Grady

8:30AM Call to order and Pledge of Allegiance

8:32AM Roll Call: Steve Stern, Dan Clark, Ed McClary, Joe Gladis, Foster McCoy, Peter Torchio, Michele Torre
Absent: Paul Bakos, Fred Suljic, Ralph Silvestri, Joe Kosiba

Additions to the Agenda: Under New Business: Item c: Accessory Buildings.

8:34AM Approval of Agenda as amended – approved

8:35AM Approval of the Minutes
April 26, 2014 Minutes – accepted as given

8:35AM Treasurers Report – April 2014 – Unaudited - Foster McCoy

<u>Collections</u>	<u>Apr – 13</u>		<u>Apr – 14</u>	
Total Lots	2,083		2,076	
Billable	1,784		1,777	
P.I.F.	1,636	92%	1,630	92%

Unrestricted Income &
Expense Year to Date Apr - 2014

	<u>Mar – y-t-d</u>	<u>Apr – y-t-d</u>
Revenues to date	\$4,124,779	\$4,219,855

Expenses to date	3,908,516	4,105,598
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Net Profit (Deficit)	216,263	114,257
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The Summit

Revenues to date	1,260,469	1,291,147
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Expenses to date	1,179,548	1,220,994
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Net Surplus (Deficit)	80,921	70,153
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The Market Place

Revenues to date	505,402	533,871
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Expenses to date	449,583	478,827
Net Surplus (Deficit)	55,819	55,044
<u>Summit/Market Net Surplus (Loss)</u>	136,740	125,197

8:39AM Dan Clark said we operated at a loss of approximately \$11,000.00. The overages were Maintenance because of the winter we had and the Public Safety payroll. Dan continued, the Market Place and the Summit Restaurant supplemented our operational overages. Randy Schmalzle stated the Board of Directors were aware of this and everything is back to normal.

8:51AM Treasurer's Report accepted.

8:52AM Correspondence Report – Dan Clark stated the variance appeal will be covered under new business. The letter received from Diane Braver is in legal so there will be no discussion. All other correspondence will be addressed in the executive session.
Foster McCoy requested Solicitor Alan Young be asked to itemize his bills so he can start tracking legal costs. Dan Clark stated it has been taken care of and that takes care of item c under Old Business.

8:56AM Ski Report – Sheldon Langer
There isn't any snow left on the mountain.

8:56AM ATV Report – Randy Schmalzle addressed the ATV training area. A letter was sent to the thirty two property owners that are in close proximity to the purposed training area; there are no adjoining properties. The letter read as follows:

Dear Property Owner:
The Masthope Board of Directors is considering creating a training area for ATV riders. The community owned property may be in sight distance of your property. The proposal is to use Butternut Court, which is off of Red Oak Road that is currently the ATV trail accessed from Maple Leaf.

The training area will be a level area approximately 100' x 200' with no obstructions. The existing cleared area of the abandoned roadway is 40' x 400' requiring an additional 60' x 200' to be cleared and graded. There are no permanent structures planned. ATV training is done only a couple of days a year and is typically a 4-6 hour period consisting of up to 20 ATV's operated under the supervision of a certified instructor. Masthope requires young riders to take the course prior to driving ATV's in the community. Currently riders must transport their equipment off property to an Area approximately 40 minutes away.

As this area is currently part of the ATV trail system there will be Riders in the area at other times, but there should not be a substantial increase in traffic.

The Board of Directors welcomes your comments on this proposal. You may submit a letter or attend the next meeting, which is scheduled for May 31 in the property owner's lounge in the lodge.

Sincerely,
Randy Schmalzle, Community Manager
Masthope Mountain Community

Randy Schmalzle said Conservation will be on property Monday, June 2nd, to look at the property being considered.

Dan Clark read Mr. Paul Damato's emailed into the record. The letter read as follows:

Dear Board Members:

Several days ago I received a letter regarding the construction of an ATV training area on Butternut Ct. that would be used several times per year. I would respectfully ask that the board ask that the board reject the proposal of the construction for the use of ATV training and the certification of drivers. There are numerous reasons for asking the board to reject the proposal as stated below.

- 1) The proposed track borders green land and as I have seen time and time again the total disregard and destruction of the environment.
- 2) The proposed track borders wetlands.
- 3) The excessive noise created a direct violation of the rules that no noise infringe upon another lot.
- 4) Masthope rules state that the woods shall not be destroyed by the use of such vehicles again for example there is a rider who comes from Rainbow Drive through the woods onto the alleged ATV trail destroying the environment.

My disdain for ATV's has been caused by several observations.

- 1) The trespassing upon private property.
- 2) The excessive noise created not allowing me the quiet and peaceful enjoyment of my property.
- 3) The dust created by the ATV's doing doughnuts in the parking lot.
- 4) The use of foul language which can be heard from my lot.
- 5) The pleasure of watching a driver urinate in direct view of my property.

The next questions has an environmental impact study been done and if so may I see the findings.

Can the area be patrolled by Public Safety to ensure that the rules and regulations of Masthope are adhered to?

May I make a suggestion that the ATV training be conducted at the dog park this would be a direct cost savings to the community and that area would not cause any nuisance noise to property owners. The park could be closed for the several days that the training is being conducted during the year.

I will end this letter with the statement that I have been in contact with stand and federal agencies and an inspection will be performed regarding the use of the alleged ATV trail.

I would ask that each and every board member to walk the cross country ski/ATV trail to see the destruction of the natural environment.

Sincerely,
Paul Damato

Randy Schmalzle stated we cannot make a decision on this item; it should be tabled until next month.

Michelle Torre said the Strategic Plan Committee felt this plan should have come before them before being discussed. M. Torre said it is a protocol thing. Dan Clark responded, there is an overlap with the committees and the board of directors at times.

- 9:10AM Steve Stern called for the Real Estate Committee Report – No report.
- 9:10AM Steve Stern called for the Audit Committee Report – Mary Apuzzo said there is no written report and the committee is still in the process of auditing.
- 9:10AM Steve Stern called for the Strategic Plan Committee Report – No report.
- 9:11AM S. Stern called for the ECC Report – Peter Torchio gave a report, but it was inaudible.
- 9:11AM S. Stern called for the Westcolang Lake Report – Dan Clark stated he will have a written report in power point form on the lake and will put the report on the website for all to read.
- 9:14AM Documents Committee Report – At the last meeting the committee reviewed the SOP's for the Board of Directors. At the next meeting, next Saturday in the POC, the review of the SOP's should be complete.
- 9:16AM S. Stern called for the Fire Protection Report – Jim Fox stated we should be receiving the Smokey the Bear sign from DC&R shortly. This sign will alert the property owners of a burn ban. Our paperwork has been submitted and all seemed to be in order.
- 9:19AM Steve Stern gave the Election Committee Report – S. Stern said the Election Committee did a great job running the Town Hall Meeting.
- 9:19AM S. Stern called for the President's Report – Dan Clark said the Memorial Weekend BBQ was light and bingo was good. Dan stated the community has been quiet this month.

9:19AM

S. Stern called for the Managers Report –

Randy Schmalzle gave the Managers Report:

- River Park – Bathroom is open, some additional ground work to be completed in next two weeks. Signage will be installed this week.
- Otteson Property – Still no progress.
- Paving – Nearly complete. Karl Hope Blvd. was completed before the holiday.
- House Purchase – Appraisal and inspection complete; waiting for results of both.
- Aqua – Project started by Aqua this week.

Public Safety

- New officers have been hired and are being trained. Summer schedule will come into effect in the next two weeks.
- Holiday weekend was very busy; everyone was cooperative in getting their paperwork updated.

Maintenance

- Pool – Pool opened well, heaters are all on line; the older unit is giving maintenance some trouble and we are considering replacing that unit next year. The pool has a water leak and a diver is coming in to check the main drains next week.
- Cameras – have been hardwired, equipment will be installed by Mike Weisbord this week.
- Landscape – New plants and trees have in planted. Dan Wyatt, our local arborists, is going to work with staff to modify some of the plantings to insure good growth.
- Beach Patio – Concrete has been installed and furniture has been ordered; should be complete within the next week or so.

Summit

- Memorial Weekend is always the summer break out and the staff did a great job.
- A new menu was released and has been well received.
- Unfortunately there was not a good attendance for the picnic, but the food was well prepared and very good.

Administration

- Memorial Weekend is always the busiest time in the office; the staff did a tremendous job assisting property owners with vehicle registrations, boat registrations, taking dues payments, issuing new ID cards, etc. They should be commended for a job well done and the property owners thanked for understanding the process and being prepared with the information needed.
- The mailing for the July General Membership Meeting is being done and legal has been confirmed for that meeting.

Activities

- The opening of our new “Activities Center” was a success, June and her staff have developed programs for different age groups. Most recently she is working on something for the teens; everything will be advertised. June was thinking of setting up gaming systems for the teens, but please remember activities is

not a day care center. Randy asked the audience if anyone has any ideas for the teens please see June.

Due to lack of participants the Murder Mystery Dinner has been postponed until sometime in November. Unfortunately there will be people who would have signed up at the last minute, but the need to prepare in advance makes that impossible. We need to meet a minimum number in advance. Upcoming events are posted on the web and are available in the weekly messages.

Beach House

- Memorial weekend was a very busy, all went well. As with the first day anywhere there are some bugs to work out.

Fitness

- Extended hours are prepared for the summer.

Steve Stern asked if anyone had any question for Randy Schmalzle.

Joe Gladis asked about the status on parking lot at the Beach. Randy stated he has been working with the engineers and has a potential design, but it is not going to be easy because of the water runoff and the wetlands created by Masthope putting roads in forty years ago. The parking area at the Beach depends on the Otteson property and that is moving really slow. I'm hoping to have answers sometime this summer.
Report Accepted

9:38AM

Randy Schmalzle spoke about collections. Forty-nine property owners owe less than \$1,000.00 and that is a lot. Out of the forty-nine, twenty-nine owe less than \$36.00 which is probably interest. Seventy-five property owners owe \$1,000.00 to \$5,000.00, twenty-five property owners owe \$5,000.00 to \$10,000.00, twenty-five property owners owe \$10,000.00 to \$20,000.00 and twenty-one property owners owe \$20,000.00 plus. The \$20,000.00 plus properties are bad debt which means that we have exhausted every means to collect that money. In the \$20,000.00 plus category there are seventeen properties in the plus. Randy stated that after meeting with John Castellano and Karen Kilgallen he would like to propose to the Board that we start taking some of these properties and giving them to the Real Estate Committee for evaluation; from 1 to 10, if the property is rated a nine and Masthope is interested in it we can contact the owners and suggest to them we take the property back debt free. We do not want anyone's mortgage, tax debt, and water and sewer debt. It should not cost Masthope more than \$1,000.00 per property. Once we get them back we can decide what to do with them. This would alleviate some or all of our bad debt.

Steve Stern asked if the Board of Directors had any objections to this proposal.

Ed McClary said it definitely does not hurt to look at these properties.

Foster McCoy asked do we have any idea of lots versus houses. Randy responded he has a report Foster can review now.

Peter Torchio stated the Real Estate Committee can handle that project one hundred percent.

Dan Clark stated we have to look at what is actual dues not paid.

Randy Schmalzle stated the properties on Westcolang Road are basically unbuildable and we have quite a few of those lots; some are not even part of Masthope.

Foster McCoy said after reviewing the report from John Castellano, its almost all land.

Randy Schmalzle also stated we should look at buying all the lots in the Repository Tax Sale; Karen Kilgallen said we might be able to purchase them for \$200.00 per lot. The lots listed in the tax sales bring down the image of Masthope and there is nothing listed of any substance.

Steve Stern stated that the motion will be presented to the Board of Directors at the November General Membership Meeting.

Report Accepted

10:00AM

Old Business:

Electric sign – tabled until next month

Validation of road paving motion. Dan Clark explained the problem with the road bids stating the bid went to Wayco.

Motion was electronic.

MOTION: 05:31:14:1

Therefore be it resolved that the Masthope POC Board of Directors approves

Maker: Dan Clark

Second: Ed McClary

As detailed in the original motion – motion passes 6 – 4.

10:07AM

New Business:

Public Safety Vehicle –

Randy Schmalzle stated that Masthope now qualifies for the Ford Fleet Vehicle Program.

MOTION: 05:31:14:2

Therefore be it resolved that the Masthope POC Board of Directors approve the purchase of a Public Safety vehicle in the amount not to exceed \$36,000.00; \$15,000.00 to be put as a down payment and balance to be financed over three (3) years. Funds to come from Capital Reserves specific to Public Safety.

Maker: Ed McClary

Second: Foster McCoy

Motion passes 7 – 4

10:14AM

The Variance requests were discussed.

10:37AM

MOTION: 05:31:14:3

Therefore be it resolved that the Masthope POC Board of Directors approves the construction of a garage on lot #1028FW with a roof line of 21 feet based on a pending rule change.

Maker: Peter Torchio

Second: Michele Torre

Motion passes 7 – 4

10:44AM Steve Stern announced Property Owners Time:

Maria Porter – 1246FW – requested the previous motion read 1028FW.

Diane Braver – Lot 328FW – Attorney costs were not discussed.

Steve Stern responded the board is researching attorney costs.

Dan Clark stated we will be tracking all attorney costs to see what category is the most expensive.

Nancy Mawhinney – Lot 328FW – asked when the by-law changes will be posted on the website.

Dan Clark said the documents will be on the website this week. They have to be signed by the President and the Secretary Joe Gladis and Joe Gladis has not been up since the changes were approved by the membership.

Karen Spano – 542FW – asked are there restrictions on the position of storage sheds.

Peter Torchio responded there are restrictions and Karen Spano should check with the Lackawaxen Township and ECC.

10:48AM Meeting adjourned.