

Masthope Mountain Community
Board of Directors Meeting
August 23, 2014

Administration Building – Conference Room
Transcription: Donna O’Grady

8:33AM Call to order and Pledge of Allegiance

8:34AM Roll Call: Dan Clark, Ed McClary, Foster McCoy, Joe Kosiba, Paul Bakos, Fred Suljic, Bruno deVinck, Cynthia Wyatt.
Absent: Steve Stern, Michele Torre and Peter Torchio

Approval of Agenda – No additions and Board of Director SOPS tabled due to absent directors. Agenda approved.

Approval of July 12, 2014 Reorganizational Meeting and July 26, 2014 Board of Directors Meeting. Minutes Approved unanimously.

Treasurers Report - Foster McCoy

	<u>Unaudited</u>	
<u>Collections</u>	<u>July-13</u>	<u>July-14</u>
Total	2,083	2,075
Billable	1,784	1,776
Paid In Full	1,356 – 76%	1,374 – 77%

Unrestricted Income and Expense – YTD

	<u>June-YTD</u>	<u>July-YTD</u>
Rev. To Date	2,130,807	2,513,621
Exp. To Date	888,064	1,305,621
Net Surplus (Deficit)	1,242,743	1,208,000

The Summit

Rev. To Date	142,385	321,361
Exp. To Date	183,301	318,995
Net Surplus (Deficit)	(40,916)	2,366

The Market Place

Rev. To Date	76,026	143,001
Exp. To Date	87,972	139,225
Net Surplus (Deficit)	(11,944)	3,776

Summit/Market Net Surplus (Loss)

(52,860)	6,142
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*Includes Paving Expense

Bruno deVinck asked where the line for the propane for the pool is; is it combined with the lodge. Randy Schmalzle said yes the line is combined.

Bruno deVinck asked what the revenues are from the Lottery. Randy Schmalzle said the revenues are minimal; the only time the revenues are high is if there is a big winner and we have not had one yet.

Bruno deVinck asked under Administration Income, what is the miscellaneous line of \$53,000.00 for. Randy Schmalzle said it's for a lot of miscellaneous items; ATV's, golf carts, etc.

8:42AM

Correspondence Report – Dan Clark

Dan stated he has received a few pieces of correspondence. Some correspondence will be addressed by Karen Kilgallen. Dan explained to the Board that from time to time we received letters of hardship and these letters are given to Karen Kilgallen first for research before a decision is made.

Dan informed the Board of Directors that a property owner will come before the Board at the September Board Meeting regarding the color of their home. Joe Kosiba asked where the home is located; he would like to see the color on the home. Dan Clark stated Russ Longo will present all documentation before the September meeting.

Dan Clark received a letter to the Board from a new homeowner praising the employees of Masthope, especially Public Safety and one of their officers.

Dan Clark addressed a letter received from Diane Braver approximately three months ago regarding the pass policy. Dan said he was advised by our attorney regarding our pass policy. Dan Clark believes the Board should have some private time with Attorney Young regarding the equality of our pass system. Dan said we looked at the numbers; the biggest area for passes over this last week was guest/day passes not renter passes. Dan Clark informed the Directors Masthope received a thank you from Central Volunteer Fire Company.

9:01AM

Dan Clark asked for the Committee Reports.

ATV Report – Sheldon Langer stated the list for the ATV class keeps getting longer and longer.

Ski Report – Sheldon Langer said a considerable amount of work is being done on the slopes. Randy Schmalzle said ski would be ramped up within another week or so. The pump house at the pond has been

remodeled, all the electrical has been completed and we are waiting for the delivery of another drive.

Randy Schmalzle said the gear box will be delivered any day and the work on that will start in September and October sometime.

Randy Schmalzle said we are moving along with the project on the mountain; laying pipe and electrical.

Randy continued with the ATV training site. Randy explained he is still waiting to hear from Jim Dolan from the Township on that project.

Real Estate Committee Report - Dan Clark stated he received correspondence from them regarding a motion that was made by the Board of Directors concerning the moratorium on lots. In addition, the Real Estate Committee submitted a written report evaluating bad debt properties. In addition, the list for the Sheriff's Sale just came out and Masthope has less than ten properties on it; which is a very good thing. Rose Perrotti stated the real estate the committee had concerns only about a person coming in and asking to purchase a piece of property and the real estate committee making a positive recommendation to the board when there is a moratorium in place.

Dan Clark stated this is a valid point and will be on the Agenda for the September meeting.

Audit Committee – No Report at this time.

Strategic Plan – Paul Bakos said the top of the mountain projects are moving forward.

Paul Bakos said we are investigating Electronic/Social Media Communications. Michele Torre has opened up a twitter and Instagram account. Paul Bakos explained the twitter account. Randy Schmalzle stated the twitter account is very controlled. We are experimenting with these things and we are getting positive feedback.

Paul Bakos said this is not an undertaking for Strategic Plan Committee because we do not have anyone tuned in to social media.

The Board discussed the issue of social media.

Randy Schmalzle stated that we should have a committee with no more than three people and it should not take more than two or three meetings. This would have to be controlled. The Board of Directors appointed Michele Torre to the Social Media Committee. Paul Bakos said he would send an e-mail to Michele Torre and Michele and Randy will work it out.

9:43AM

ECC – Jim Fox said letters have been sent to property owners on the Falling Waters side and they are complying. We are now working on the Rapids side.

Westcolang Association – Dan Clark reported there is an invasive weed in both lakes and it is spreading.

Documents – Article I will be voted on again at the November General Membership Meeting.

The committee has been working on the SOPs for the Board of Directors and approval has been postponed until the September Board of Directors Meeting because of the absent members at this meeting.

9:44AM

Fire Prevention – Jim Fox said the paperwork is very close to being completed.

Presidents Report – Dan Clark stated he has already addressed everything he had in his report.

Managers' Report – Randy Schmalzle

- Otteson Property – No Contact
- Sewer Laterals – Aqua will be starting a new project in the Lower Independence area. Laterals will be replaced on approximately 20 homes; there will be minor traffic problems.
- Water main replacement – A water main will be replaced this fall. Constitution from Karl Hope to Upper independence and approximately 1000 feet on Upper Independence will be replaced in the fall.
- Aqua – Falling Waters project is in its very final stages, a walk thru has been done and repair work reviewed. As there is still some work in progress we will review repairs as they are done.
- Snowmaking upgrades – Equipment is being delivered. The pump house remodel is nearly complete, electrical equipment has been installed.
- ATV Training area – The Lackawaxen Township Supervisors do not believe this project requires their involvement and suggested we work with the Zoning Officer to develop a permit. We are waiting to hear from him.
- Ski validation – Ski validation stickers and paperwork will be available in the POC office.

Public Safety

- The summer has been relatively quiet.
- Public Safety staff is recertifying today in the Activities Center.
- The new vehicle is scheduled to be delivered the end of this month.
- Beach activity has been good, members have been cooperative and worked with staff to keep it safe.

Cindy Wyatt asked if Public Safety could also meet the late bus. Randy responded there is a set time and Public Safety will also meet that bus. Maintenance.

- Pool – Summer has gone well, having some difficulties with one of the pool heaters, but should make it through the summer.
- Beach House – We are dealing with a ventilation issue in the mechanical room, it will hopefully be taken care of this week.
- Lodge Roof – Still dealing with several leaks in the lodge, the engineers will be out to review and make recommendations.
- Culvert Inspection – Due to the recent flooding the engineer has been contacted and asked to complete an inspection, this will be done next week.
- Road/Drainage Damage – The recent flash flooding has caused some isolated damage, the repairs needed are outside of the scope of our resources. Laurel, Constitution, Heritage, and Lamplighter had severe damage. There was also damage done to the spillway at the snowmaking pond, fortunately it was minimal, but should be addressed prior to winter. Randy Schmalzle requested \$15,000.00 for repairs. Dan Clark asked when the work will be completed. Randy Schmalzle responded in two to three weeks. Dan Clark stated a motion will be done after this report.

- The defective kayak has been replaced.

Summit

- Summer going well, our numbers are up from last year, we also anticipate a good August.

Administration

- ATV use on Westcolang Road – Just a reminder that Westcolang Road is not a Masthope road and is patrolled by the State Police.
- Handbook Update – The handbook review has been done by staff and will be delivered to the Board prior to your next meeting for review.

Lake/Pool

- Guard Staff – As with every year we are ending the season with a skeleton staff, but should be able to maintain normal hours at both the pool and beach.

Last month I reported about a lost swimmer drill at the lake, the drill went well and the next week it became a reality. A missing child was reported, staff and members did a great job with the search and fortunately the child was found safe on land, just separated from his parent.

- Log Cabin – House is gone
- Ski House – I am working with Attorney John Klemeyer to have the lot combined with the ski area property which will allow a change in zoning and provide tax relief.
- Lot 623FW – This parcel was created for the sale of the time share units, apparently the home was not surveyed into the property as much of it is on Masthope property. The shed is also on the neighbor's property. It is my recommendation that the Board work with this owner to provide relief (map attached). All work will be done at his expense. The Board of Directors discussed this issue. Dan Clark stated this will all be finalized with a motion after all information is received.

Beach House

- There will be entertainment again over Labor Day weekend.
- The summer has gone well.

The Board of Directors discussed the severe damage done to the roads after the storm and decided not to wait but to go ahead with the motion.

MOTION: 08:23:15:01

Maker: Joe Kosiba

Second: Dan Clark

Motion passed unanimously

Whereas there was flash flood damage caused by the storm on August 21, 2014.

Therefore be it resolved that the Masthope Mountain Community Board of Directors authorizes the expenditure up to \$15,000.00 emergency capital funds to rectify and repair the damages to come from the Board's Capital Contingency Funds.

Old Business:

Electric Sign – Paul Bakos suggested that the Social Media Committee handle it.

Entrance – Cindy Wyatt said the front entrance looks sad. A discussion took place regarding the entrance wall.

Randy Schmalzle suggested submitting pictures of entrances for the Board of Directors to review.

Welcome Letter – Joe Kosiba said the only problem he had with the letter is why it has to begin with “The lodge burned to the ground”.

New Business:

Rental of unimproved lots. Dan Clark addressed this issue. It was decided this would be a new change for the Handbook.

The Board of Directors discussed an emergency access road through Turkey Circle. Randy Schmalzle stated it would take a few hundred thousand dollars to build an access road. The Board of Directors discussed other solutions to an emergency access road. The Board requested Randy to explore this subject.

Dan Clark addressed the mailing for the GMM and stated he would be in touch with Steve Stern.

Property Owners Time:

Jim Fox - 284FW – questioned the foxes in the area that are out in the daytime. Jim Fox checked with Game Commission asked if the fox are sick if they are out during the day. The Game Commission said that the young fox will come out during the day. The Commission said to leave them alone and do not feed them. Mike Seyfried - 157MR – questioned if we should remove the racquetball wall. Also, the delivery truck delivering to the lodge are speeding. If the speed limit could be lowered to 15mph on Constitution between Karl Hope and Powderhorn. In addition, I have written a few letters to the Board of Directors and have not received a response.

Randy Schmalzle responded to the racquetball wall. The wall has a four foot foundation plus rebar; it would take a fortune to remove that wall. Fred Suljic stated the Lackawaxen Township did not request removal of the wall; they did not address it at all. Randy said he would check with the Township again. Randy addressed the speeding issue. He stated he spoke with the vendors and will speak with them again. Also, he will ask Public Safety to step it up on those roads for a while.

Dan Clark addressed the unanswered correspondence. Dan Clark said he will check with Michele for copies and answer them.

Brian McKenna – 580MR – Mr. McKenna stated his property was effected by the storm. Maintenance has been there once and Randy stated they will be there again. Brian McKenna thanked Randy and Maintenance.

John Grandy asked if the blood drive has been advertised. Randy stated we can send a message out to a bunch of people. John Grandy thanked Randy. Road Closure – there is no concrete information on the opening of Westcolang Road. It might be open today or Monday.

John Grandy and Randy Schmalzle discussed the culverts on Paul Revere. Randy said the road needs to be scalped and it is on the list of things to be done.

Mike Seyfried said he saw an ATV riding on the berm. Randy said we put a 12" pipe on it to keep the ATV's off; now we will put signage up.

Nancy Mawhinney – 328FW – Was there an inspection of the lodge this week. Randy Schmalzle stated we had the engineers come in this week to figure out where the lodge roof is leaking. There is \$10,000.00 from last year ear-marked for the lodge roof. Nancy Mawhinney questioned if the bathrooms at the ball field are going to be completed. Randy Schmalzle said we are waiting for the electrical to be done. We have been working with PP&L to get this done. The goal is this fall.

Jim Fox – 284FW – The drain spout on the corner of the Administration Building needs to be repaired and the water fountain in the back of the Administration Building is leaking.

Diane Braver – 328FW – Has everything been addressed for the bathrooms at the Beach House. Randy Schmalzle said there are two things; the hardware on the doors and the painting in the back of it. We are still actively working with the contractor. Diane Braver asked if Woodloch Builders are the builders of this. Randy Schmalzle said they are the General Contractors. Diane Braver said there has been one problem after another with them. Randy said they have done a good job, but there is a punch list.

Rose Perrotti – 164RF – Renters Pass Policy; we have not made any progress with it. Dan Clark explained what has transpired with the attorney so far. Dan Clark said the Board of Directors need to sit with the attorney before we do anything so he can answer all questions before presenting this to the property owners. Dan Clark stated he would like to put this issue to bed in 2014.

Rose Perrotti – 164RF – Questioned how much money is in the Capital Reserve Fund. Foster McCoy said in 2014 we have \$291,000.00 plus the dedicated money for the culvert pipe project. Rose Perrotti asked if we had an emergency we could tap \$291,000.00. Foster McCoy said yes, we could. Also, could the Board start advertising again for a chairperson to run the meetings. Dan Clark said he would ask Steve Stern to advertise. Paul Bakos said the Board of Directors also have the authority to appoint someone.

11:42AM

Meeting Adjourned.

Maker: Paul Bakos

Second: Bruno deVinck