

Masthope Mountain Community
Board of Directors Meeting
January 24, 2015

Transcriber: Donna O'Grady
POC Conference Room

8:41AM Meeting called to order and Pledge of Allegiance

Roll Call: Present – Dan Clark, Ed McClary, Foster McCoy, Michele Torre, Steve Stern, Fred Suljic, Paul Bakos, Bruno deVinck (called in), Peter Torchio, and Joe Kosiba.
Absent – Cynthia Wyatt

Steve Stern asked for the Approval of the Agenda – Amended Agenda Approved Unanimously.
Steve Stern asked for the Approval of December 27, 2014 Minutes. Minutes unanimously approved.

Foster McCoy gave the Treasurers Report.

Treasurer's Report – November 2014 – Foster McCoy

Treasurer's Report---December 2014

<u>Collections</u>	<u>Dec.-13</u>	<u>Unaudited Dec.-14</u>
Total	2,083	2,070
Billable	1,783	1,771
Paid in Full	1,559 - 87%	1,574 - 89%

Unrestricted Income and Expense-YTD

	<u>Nov.-YTD</u>	<u>Dec.-YTD</u>
Revs. to Date	\$3,216,759	\$3,439,117
Exp. to Date	2,318,998	2,876,565
Net Surplus (Deficit)	785,777	562,552

The Summit

Rev. to Date	657,403	802,239
Exp. To Date	698,066	820,085
Net Surplus (Deficit)	(40,663)	(17,846)

The Market Place

Rev. to Date	305,197	343,878
Exp. To Date	291,697	326,380

Net Surplus (Deficit)	13,500	17,498
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Summit/Market Net Surplus(Deficit)

(27,163)	(348)
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Treasurer's Report Approved.

S. Stern called for Correspondence Report – Dan Clark said a letter was received from a property owner commending Michael Harnish of Maintenance. The letter will be read at the GMM.

Dan Clark said he received a letter from Diane Braver regarding Article 5, specifically the Audit Committee. Dan Clark said he has referred her letter to our attorney for clarification.

Steve Stern said he received correspondence from Jerry Ferraiuolo regarding Blue Ridge Cable dropping a local station. The Board of Directors discussed this.

Steve Stern called for Committee Reports.

- a. Ski & ATV – No Report
- b. Real Estate – No Report
- c. Audit – *Dan Clark stated the Board of Directors is still looking for new members for this committee. He has received three applications.*
- d. Strategic Plan Committee – Paul Bakos – *The first meeting of this new year will be today at 1:00PM in the conference room.*
- e. ECC – *Peter Torchio stated ECC will be going out this week to look around. It was decided that a friendly notice will be put in the Weekly Messages, Website and Facebook that it is time to remove all outside Christmas decorations. The decorations must be removed by February 7, 2015 in order not to receive a citation.*
- f. Westcolang Lake Association – Dan Clark said the January meeting was cancelled and the next meeting is the third Sunday in April. The Board had a brief discussion regarding the lake association.
- g. Document Committee – Dan Clark stated *the committee is in the process of reviewing the Rules and Regulations.*
- h. Fire Prevention – *Jim Fox said the “Smokey the Bear” sign is not on property yet and will not be until the spring.*

Steve Stern requested the President's Report – Dan Clark had nothing to report.

Management Team Report – Randy Schmalzle

Randy Schmalzle absent; Ron Schmalzle Reported.

Projects:

- Otteson – No Response
- Water Main – Constitution, Upper & Lower Independence – Project is complete waiting for final pave after the snow is gone
- Ski Validation – Available at the ski office
- Storm Water Repair – Work in progress
- Emergency Access to Falling Waters – Continuing conversations with community
- Entrance Lots – Waiting for Deeds to be signed
- Aqua Sewer Plant Complaints – I have spoken to the News Eagle to have a correction stating that the plant is owned and operated by Aqua. Aqua is working with the PA DEP and the NPS to deal with this complaint; Aqua stands by their operation and is in

compliance with DEP standards. Paul Bakos passed out the correction and clarification article.

- Ron Schmalzle stated there is new technology for our website and he will be informing the board of directors shortly.
- Ron Schmalzle stated he has negotiated a new contract for electricity.
- Bus Stop – We continue to have vehicles park and drop off children on Westcolang Road. Mike Mancino, Lackawaxen Supervisor has been active in trying to correct the situation. If the community would like to move the bus stop within our facility we could have complete control of the bus stop and not rely on the township. The school district has been contacted and is willing to work with us.

Mike Mancino, Lackawaxen Township Supervisor, spoke regarding the issue at the bus stop.

A lengthy discussion ensued.

Jerry Jacobs spoke on the bus stop issue stating his concerns and possible remedies.

Pete Torchio said there are two different problems and we need to solve one at a time.

Jerry Jacobs said the main issue is the people parking on Westcolang.

Ron Schmalzle said he would go to the bus stop during the time the children are there.

Ron Schmalzle said maybe one bus could be Falling Waters and one bus be for the Masthope Rapids side. Ron Schmalzle said he would check into that solution. It was decided that the bus stop is an operational issue and if anything changes the Board will be notified.

John Castellano and the Board discussed the Westcolang Lake Association 2010 By-Laws.

- Public Safety – In general everything has been good. Additional training continues and winter staff is on line.
- Maintenance – Lodge roof contractor nearly completed work this year, additional work will continue next spring.
Roadside cutting will continue as weather permits.
Office remodel completed.
Full staff is on board for the winter season.
- Administration – The office continues to be busy with relocating offices and completing minor construction projects.
Abuse of PO ski passes continues, a hard line has been drawn and those in violation have been fined and purchased tickets.
Shop fire – all repairs have been completed and payment was received from the insurance carrier minus the \$1000.00 deductible.
- Summit – The restaurant has had some of its largest days ever; Joe and Lindsey have done a great job in sometimes extreme conditions.
Chef Nick has stepped up and continues to be creative and provide great food.
New Year's Eve Party – Over 540 people attended the event; all went smoothly and was enjoyed by everyone.

Paul Bakos read the news article printed in the News Eagle on January 14, 2015 under Clarifications and Corrections.

Paul Bakos recommended still going to our attorney regarding this issue. The Board of Directors discussed going to our attorney. Ron Schmalzle said in his opinion the letter should

come from the President and not counsel. Steve Stern and the Board agreed with Ron Schmalzle and Steve Stern will formulate the letter.

Steve Stern stated the Budget Meeting will be at the Beach House at 8:30AM. This meeting is an open meeting with no property owner time.

New Business:

Peter Torchio asked why we are not having Bingo at the Beach House. Dan Clark stated the Beach House was not primarily built for Bingo.

Michele Torre said we need to put a statement out as to why we are not having bingo at the Beach House. The Board of Directors agreed that a statement will be posted. After bingo was cancelled there were only four people upstairs. The upstairs will not be closed and bingo will go on.

Property Owners Time –

Jerry Jacobs 210FW -stated that a sign was put up stating the upstairs was closed for Bingo and that's what started the controversy. Ron Schmalzle said it was a mistake to put a sign up like that.

Maria Porter 1246FW - said it would be a success for the Property Owners Lounge to be opened for both.

Steve Stern stated last month he wrote a letter to the supervisors and never received an answer.

S. Stern 939MR - said his next letter will be sent Certified, Return Receipt Requested.

Jim Fox 284FW – this is an f.y.i.: had an issue at the bar with skiers taking off their boots, etc. and leaving them on the floor. One of the servers tripped over the stuff and dropped her tray and a glass broke. One of the female skiers was walking around in her socks and could have been cut.

Bruno deVinck 381MR – asked if anyone knows the price of residential propane on the mountain. Steve Stern said the property owners who live here full-time pay less; it does go by usage. Dan Clark said you need to call all the companies for pricing. Another director stated you can only really shop around when you own your own tank.

Steve Stern - the Property Owners Time has ended.

MOTION TO ADJOURN:

Maker: Foster McCoy

Second: Peter Torchio

Motion passed unanimously

Meeting adjourned 10:26AM.