

Masthope Mountain Community  
Board of Directors Meeting  
November 22, 2014

Transcriber: Donna O'Grady  
Beach House

8:37AM Meeting called to order and Pledge of Allegiance

Roll Call:

Present – Dan Clark, Ed McClary, Foster McCoy, Fred Suljic, Bruno deVinck, Peter Torchio, and Joe Kosiba.

Phone: Michele Torre, Cynthia Wyatt

*Absent: Steve Stern*

Approval of Agenda – Agenda approved.

Approval of September 27, 2014 Minutes.

Unanimously approved.

Approval of October 22, 2014 Minutes.

Unanimously approved.

Dan Clark called for Committee Reports.

*ATV – No Report.*

*Ski Report – No Report*

*Audit Report – No Report*

*ECC – No Report*

*Strategic Plan Report – Michele Torre spoke about a program for the pre-teens and teens of Masthope.*

*Westcolang Lake Association – Dan Clark reported on the milfoil weed in the lake and said we are probably going to have to spray to get rid of the weed.*

*Documents Report – Dan Clark gave the report. The next Documents Committee meeting was scheduled for November 1<sup>st</sup>, but because of the General Membership Meeting it is being held November 2<sup>nd</sup> at the POC. The commitment has to finalize the December mailing of Articles 5, 6, and 7. Articles 6 and 7 are extremely legal in nature and Article 5 has to do with the forming of committees.*

*Fire Prevention – Jim Fox – Jim Fox stated we still do not have the “Smokey the Bear” sign. Jim will call Mr. Dowling and go pick up the sign himself before it is too cold to install it.*

Treasurer's Report – October 2014 – Foster McCoy

**Treasurer's Report---October 2014**

**Unaudited**

<b><u>Collections</u></b>	<b><u>Oct.-13</u></b>	<b><u>Oct.-14</u></b>
Total	2,083	2,072
Billable	1,783	1,772
Paid in Full	1,528 - 86%	1,553 - 88%
<b><u>Unrestricted Income and Expense-YTD</u></b>		
	<b><u>Sept.-YTD</u></b>	<b><u>Oct.-YTD</u></b>
Revs. to Date	\$2,987,522	\$3,104,775
Exp. to Date	2,130,264	2,318,998
Net Surplus (Deficit)	857,258	785,777
<b><u>The Summit</u></b>		
Rev. to Date	543,680	594,753
Exp. To Date	563,015	621,330
Net Surplus (Deficit)	19,335	(26,577)
<b><u>The Market Place</u></b>		
Rev. to Date	243,523	272,582
Exp. To Date	191,420	228,072
Net Surplus (Deficit)	15,451	12,570
<b><u>Summit/Market Net Surplus(Deficit)</u></b>		
	(3,884)	(14,007)

Treasurer's Report Approved.

*Presidents Report* – Nothing to Report

*Management Team Report* – Randy Schmalzle

Projects:

- Otteson – No response
- Water Main – Constitution, Upper and Lower Independence – Work is nearly complete on line installation; there is testing happening now. The hope is to have all paving done for the winter.
- Snow Making Project – Only a couple of items to complete and then general clean-up. New equipment is in use and working well.
- Ski Validation – Available at the ski office and the POC
- Storm Water Repair – Some work has been completed, balance will be completed when Aqua is done on Constitution
- Emergency access to Falling Waters – Waiting for call back.

Public Safety -

- Training for CPR was done last week
- Winter staff is on line
- New vehicle is on line

Maintenance -

- Lodge roof – contractors worked this past week and should be complete by next week
- All plow trucks are ready to go
- Fall clean-up continues
- Roadside cutting has been happening for the past 2 weeks and will continue through November
- Office remodel nearly complete
- Full staff is on board for the winter season
- Road patching will be done in a couple of places next week
- Turkey Circle has had two pipes replaced, ditch lines repaired and trees trimmed; it will be on the list of paving for next year.

Administration –

- Changes are being made with ECC staffing and in house procedures are being reviewed.
- Fireworks Date – The 4<sup>th</sup> is on a Saturday; Interstate have asked if it was possible to do them on Sunday the 5<sup>th</sup>.

Summit –

- Winter preparations and hiring are underway; job fair is this weekend.
- There were some issues with the Halloween Party food service; vouchers have been sent to those families affected and changes in procedures will prevent future problems.

*Old Business:*

- a. Repository Lots – Were taken care of at October's meeting.
- b. Lot Acquisition – Were taken care of at October's meeting
- c. Entrance Lots – Will be discussed in executive session.

*New Business:*

- a. Article V, VI, and VII mailing and motion approving mailing to General Membership.

Dan Clark informed the Board the changes are in **bold** and preceded to explain the changes made on Article V, VI and VI.

**MOTION: 01:11:22:14**

Whereas revisions have been made to the Masthope Mountain Community POC Bylaws Article V, VI, and VII.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the changes to Article V, VI, and VII and approves the mailing of the revised Articles V, VI and VII to the Masthope Mountain Community Membership for their consideration and vote at the March 21, 2015 General Membership Meeting.

Maker: Dan Clark  
Second: Fred Suljic  
Motion passes unanimously

Paul Bakos thanked Carl Harrison for all his help with the Documents Committee.

Randy Schmalzle said John Castellano is working on a spread sheet covering the purchase of the Cerulli house and the payback.  
Paul Bakos said there is quite a bit of confusion regarding this. Randy said this spread sheet should put a stop to this issue.

Property Owners Time:

Jim Fox – 284FW - asked if direction numbers on the roads that have two ends be installed. Randy Schmalzle responded he would look into doing that.

Carl Harrison – 22FW – said one of things regarding the Documents Committee the Board might want to give consideration to is the physical structure of the committee. Carl Harrison stated that we owe Bob Ferretti a round of applause for his insight in appointing Chairman's to the committees.

**MOTION: 02:11:22:14**

Whereas the Masthope Mountain Community POC has received a counter offer from Forest Homes for Lots 92MR and 95CM.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the following:

In exchange for the POC acquiring lots 92MR and 95CM the POC will forgive all dues and interest and administration fees on the attached list of 13 non-paying lots through 2014 and 2015 budget year. The total value of the write-off is \$54,691.00. There is no budgetary impact from this transaction.

Maker: Dan Clark  
Second: Bruno deVinck  
Motion passes unanimously

Meeting adjourned 10:24AM.