

**Masthope Mountain Community
Board of Directors Meeting
October 25, 2014**

Transcriber: Donna O'Grady
Beach House

8:34AM Meeting called to order and Pledge of Allegiance

Roll Call:

Present – Steve Stern, Dan Clark, Ed McClary, Michele Torre, Fred Suljic, Bruno deVinck, Cynthia Wyatt, Peter Torchio, and Joe Kosiba.
Foster McCoy – arrived at 9:53AM.

Absent: Paul Bakos

Approval of Agenda – Agenda approved as amended.

September 27, 2014 Minutes tabled until the November 22, 2014 meeting.

Steve Stern called for Committee Reports.

ATV – Sheldon Langer – No Report.

Ski Report – Randy Schmalzle we are getting close. We are working very closely with Aqua on Briar Court. Waiting for one piece of equipment to be received from the manufacturer. We are getting very, very close.

Real Estate Report – No Report

Audit Report – No Report

Strategic Plan Report – Michele Torre spoke about the Technology/Communications Committee being formed. Michele Torre said she met with Randy and Sheldon regarding the technology that we currently have and the technology going forward. Today's Strategic Plan meeting will be reviewing the plan because it has been about a year since it's been active and we want to keep it current.

ECC Report – No Report

Westcolang Lake Meeting – Dan Clark attended the meeting and reported two issues. One issue being the invasive plant in the lake and it is spreading rapidly. Fawn Lake cannot use their mower because the minute you tear it, it spreads. The watercraft with engines also spreads it. One lake in New Jersey was taken over by this plant. The only way to get rid of this plant is to spray. It will definitely be an additional cost with Aqua Link and Fawn Lake doesn't want to spray because of the cost. There will be more to follow.

The second issue was the ladder being left at the lake through the winter for rescue. Dan stated we should talk to our insurance company before making any decisions.

It was also decided that Masthope and Fawn Lake will keep the "catch and release" program going through the winter.

Documents Report – Dan Clark gave the report. The next Documents Committee meeting was scheduled for November 1st, but because of the General Membership Meeting it is being held November 2nd 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 that Mr. Dowling would like to attend the November 1st GMM and give a presentation on fire prevention. This presentation will take approximately ½ hour. Our “Smokey the Bear” sign is in and ready to be installed.

Presidents Report – Nothing to Report

Management Team Report – Randy Schmalzle

- Otteson Property – No contact.
- Sewer Laterals – Complete
- Water Main Project – Independence & Constitution began last week.
- Aqua Project – Complete, paving done.
- Snowmaking Upgrades – Nearing completion.
- Ski Validation – Ski validation stickers and paperwork is still available in the POC office.
- Storm Water Repair – The contractor has been on site and will be working next week.
- Emergency Access to Falling Waters – Conversations have begun with Riverview Estates.
- Public Safety – Quiet month; putting staff and systems in place for the winter season.
- Maintenance – Pool closed for the season. Lodge Roof – Contractor will be in performing work in the next few weeks. Additional snow bars are being installed on the roof. We will be spending the entire \$10,000.00 on this repair plus additional money (\$5,000. to \$7,000.) next fiscal year. Fall clean-up is underway and the Fitness Center has been painted.
- Summit – The Summit participated in the Chef’s United Way Dinner last week and was very successful. The new menu is coming out in November.
- An item not in my report is we donated 450 breakfast sandwiches with coffee, etc. to the State Police.
- Administration –
- Ski House – Working with John Klemeyer to have the lot combined with the ski area property which will allow a change in zoning and use. This will remove the property from the tax rolls.
- Amenity Usage – John Castellano put together a sheet listing 2012, 2013, and 2014 amenity usage. The funny thing is they are almost identical. What this report shows is the incline we thought we had in renters is not true, there has been no increase in renters for the past three years.

Bruno deVinck stated this report will be a good tool for the Board to use. Bruno deVinck asked if the repairs scheduled for next year on the lodge roof are critical. Randy Schmalzle responded no it is not critical, we will be fine this winter. If the Board would like to choose this item to be put

under capital that might be a good item. Bruno deVinck stated that the Summit Restaurant receives very good reviews on the internet. Michele Torre stated that our menu won an award for its layout. Randy Schmalzle thanked all the volunteers for the October Fest. Dan Clark said the Apple Fest was a great success. Randy Schmalzle informed the Board we are having a Chili Cook-Off. There will be a ballot box where people can vote. It's a real simple event, Masthope will provide paper products and soft drinks. Cindy Wyatt asked what a Renter Primary is. Randy Schmalzle said the Renter Primary is the one renter that has a picture pass which is used for the trash.

Old Business:

Repository Lots – Dan Clark gave a short report on the repository lots. The motion needs some tweaking before moving forward. After much discussion the Board decided to ask legal if they have the authority to purchase lots from the repository sale. This issue will be handled at the March GMM.

Entrance Lots – Brief explanation was given of the entrance lots. There are lots the property owners own at the front entrance. There is a block of property right at the entrance of our community that we should be concerned about. The property owners are interested in talking. The dollar amount will be discussed in Executive Session. The Board decided to ask legal before purchasing these lots. This issue will be listed as Old Business for next month's Board of Directors Meeting.

New Business:

Michele Torre tweaked a couple of pages in the revised Property Owners Handbook.

10:00AM

Treasurer's Report – September 2014 – Foster McCoy

	<u>Unaudited</u>	
<u>Collections</u>	<u>Sept-13</u>	<u>Sept-14</u>
Total	2,083	2,072
Billable	1,783	1,772
Paid In Full	1,407 – 79%	1,431 – 81%

Unrestricted Income and Expense – YTD

	<u>Sept-YTD</u>	<u>Sept-YTD</u>
Rev. To Date	\$2,872,925	\$2,987,522
Exp. To Date	1,795,603	2,130,264
Net Surplus (Deficit)	1,077,322	857,258

The Summit

Rev. To Date	502,377	543,680
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Exp. To Date	488,200	563,015
Net Surplus (Deficit)	14,177	(19,335)

The Market Place

Rev. To Date	214,609	243,523
Exp. To Date	191,420	228,072
Net Surplus (Deficit)	23,189	15,451

Summit/Market Net Surplus (Loss)

	37,366	(3,884)
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Treasurer's Report accepted.

New Business:

Fred Suljic gave a report on tax appeals.

10:09AM

Property Owners Time:

Phyllis Cobban – 109FW - asked the Board if we are planning to use the chipper this fall and if the debris along Falling Waters Blvd. will be picked up and chipped. Randy Schmalzle said this is another thing we are going to do this fall.

Leatrice Langer – 458MR – Are political signs allowed within Masthope. Peter Torchio said he would take care of that.

Diane Braver – 328FW – Diane Braver stated she never received a response to a letter she submitted to Dan Clark. Dan Clark said he has been speaking with our attorneys and this matter should be coming to an end shortly.

Jim Fox – 284FW – The water tower was finally repaired. Randy Schmalzle said Aqua repaired the tower approximately two weeks ago.

Nancy Mawhinney – 328FW - questioned the new ordinance for 911 signs; do we have to change our 911 signs or are we grandfathered in.

Randy Schmalzle said the change is the signs are taller and must be reflective on both sides. Randy Schmalzle recommends all property owners should change their 911 signs for emergency services. The signs should be three feet tall because of the snow.

Ralph Silvestri – 175FW – questioned the audit of ski. Dan Clark told Ralph anyone may go to the office for the numbers.

Ralph Silvestri also questioned the SOP's and the September minutes. Dan Clark said the September minutes have been tabled and cannot go on the website until they are approved. Ralph Silvestri questioned the start time of the monthly board meetings. Ralph Silvestri stated the meetings are much too early. Dan Clark said the monthly meetings are Board of Directors Meetings not General Membership Meetings.

10:33AM

Open Session Ended

12:32PM

Meeting Adjourned