

Masthope Mountain Community
Board of Directors Meeting
September 25, 2021

Transcriber: Wendy Walsh

Property Owners Lounge and Teleconference

8:30 AM Meeting called to order

Bruno asked June to lead the Pledge of Allegiance

Roll Call: Present Phil Balzafiore, Gerhard Buhler, June Murphy Carrozza, Bruno de Vinck, Anthony Falcone, Tom Garrity, Herman Matfes, Eugene Principe, Steven Walsh, Foster McCoy, Chris Pisani

Bruno asked for the approval of the agenda. Anthony asked to add to new business a recap of summer amenities. Things that worked and things that didn't.

Bruno asked for the approval of the updated agenda

1st Gerhard Buhler

2nd June Carrozza

Updated agenda approved unanimously. **Treasurer's Report:**

For period ending August 31, 2021. Gerhard Buhler – See Attached.

Motion to approve the treasure's report

1st Foster McCoy

2nd Eugene Principe

Correspondence Report: June Carrozza – See Attached.

President's Report: June Carrozza – See Attached.

Manager's Report: Tom Thompson – See Attached.

June asked about budgeting for the waterline replacement for snow making on Karl Hope Blvd. Tom reported it is from the Ski budget. June, asked about cost for portable radar speed signs. Tom stated he would investigate cost of them. Gerhard requested to look to see if they can be rented. Bruno states Eagle Rock looks great and asked if it was widened. Tom explained it was not widened.

Anthony asked for a recap of summer amenities. Tom reported the summer went well. Bringing chairs to the main pool worked well and will continue. Wrist bands will continue. It will be discussed if they will be given out at the pool and not at the ski area. There will be wi-fi improvement to bring speakers to the new pool. The new tiki bar and increased entertainment was positive. There were approximately 1,000 people checked in on most Saturdays at the beach and pools. A discussion arose by Anthony regarding hiring of adults for the pool to eliminate the stress on the lifeguards. They will continue to advertise for help in the summer. Tom states more training and improving maturity of the gate checkers will help. Ron added that the community should use caution when hiring homeowners. There should be a balance of inside and outside of the community employees. He also added hiring adults will

increase the salary budget of the community. Gerhard reported there were significant scanner and data reporting issues from the summer and the scanners must be replaced. There were no further comments.

Committee Reports:

Appeals: None

Audit: JoAnn Ferentz – None

ECC Committee: Jim Fox – The committee canvassed the community. Some homeowners were given 30-day notices. The issues were resolved within the 30-day period.

Financial Planning Committee: Gerhard Buhler – Next meeting is 10/24. Will discuss the next fiscal year.

Document Review Committee: Tom Garrity – Work session to follow meeting regarding Pass Policy.

Strategic Planning Committee: Matthew Spalding via text – Nothing to report. Trails are still being looked at.

Ski Committee: Lisa Lawler via email - First meeting will be in October. See messages.

Fire Prevention Committee: Jim Fox – October is fire prevention month. Looking into getting materials. Continues to encourage the use of spark arrestors on all burning vessels.

ID Passes/Renter Policy: Nothing to report. Pass policy board work session to follow this meeting.

Technology Committee: Herman Matfes – Training continues with staff. Herman states there were proposals from Caliber to add an access system. June questioned if this is a new system proposal. Herman reports it is still within the Caliber system, but separate from the HOA system. Gerhard requested the information.

WLA: Gerhard Buhler – Next meeting is October 17.

Old Business:

Aqua Water and Sewer Plant: Update – Uploads were added to the Masthope website for community review. Counsel to be hired per motion to formally file an objection to the requested increases from Aqua.

Caliber HOA System: Update – Gerhard Buhler, ECC is being added to the system as well as rental management pilot. Public Safety will be next.

Lot Swap Requests: June Carrozza, Postponed until next meeting. Waiting on follow up from interested homeowners.

Drainage Project at Lake: See Manager's Report.

FrontSteps Payment issue: Herman Matfes – Postponed until pass policy is finished.

Mailboxes: June Carrozza- Two new mailboxes were put in. Judy was not available at the Lackawaxen post office for continued review of sorting issues of adding more residents to the boxes. June is continuing to work with the post office to clarify. Part time residents to still receive a post office box at the post office. Once all clarified, a letter will go out to homeowners.

New Business:

Aqua Rate Increase: See motion.

Motions:

Anthony reads motions:

Memorialize motion to retain legal and technical expertise to represent Masthope to file objections or formal complaints as needed to the proposed rate increase.

Motion to appoint Joan Roser to the Environmental Control Committee.

Motion to appoint Ginna Rogers to the Document Review Committee.

Snow Making Pipeline: Update – See Manager’s Report.

Anthony asks for number of people in attendance. Herman reports 38 online and 18 people present.

Property Owners Time:

Rich Seidel – 578MR – Question regarding short term rental plans for implementing and enforcing. Also, what the community will be doing for enforcement. June reports having a meeting with the town supervisor this coming Monday. The town will be advertising in the tribune regarding applications for rentals. There are only 4 rental permits from the town currently. So as of January 1, only 4 homes can rent at this point. Steve to clarify the question of enforcement of the policy, and to his knowledge there will be no in person inspection from the town. Suggests looking into public safety or ECC to do visual inspection of rental properties. June states that legally Masthope cannot go into homes for inspection. Discussion continues with Steve and June. Full board discussion continued; Gerhard discussed the rental management within Caliber. It was reiterated that a person can only rent if a person has a permit from the town and Masthope. Brought up again from Anthony and Herman to have some type of staff member to make sure the rules are being followed. And, for enforcement of the number of people in a home. Steve will attend the meeting with the town, June and Tom.

Mike Seyfried – 157MR- Asks who can obtain a new mailbox. June referred to the post office regulations and she will be speaking with the post office again. But full-time residents can get a mailbox. Snowbirds must forward their mail for the time they are here. Part time residents need to have a PO Box to start.

Joe Bianco – 266FW- Asks in regard to the rental policy who will enforce fire safety. The number of people in a residence and the number of smoke detectors. How do we protect the community? June referred to the town ordinance. The most we can have are 5 bedrooms 14 people legally at night. If you see advertised more must report to the town. Steve states that the town will compare rental permit to the construction permit. If discrepancy, it will raise red flag with the town.

Kurt Larsen – 386FW- States he is member of homeowners that rent, and they are holding workshops with other rental homeowners to go over how to register with the town and Masthope.

Carl Harris – 22FW- Comments that enforcement will be a challenge and there needs to be a level of commitment from the township. Feels there will be limited enforcement of the policy. What is the boards understanding? June states if Airbnb is advertising a larger number of renters than allowed, it needs to be reported to the office to see what is permitted. Carl, are we or the town going to hire someone to enforce here and/or all the town? June states that we are

having a work session with the town. Steve, it will be reactive enforcement not proactive in his opinion. Herman states he has the same understanding from the town. Phil, there is now an additional tool for problem houses with the town involvement, but everyone needs to be proactive, but there is a line between harassment and enforcement. Anthony, if noncompliance occurs, there need to be fines issued and a rule on how many violations before permits pulled from the town and Masthope. Discussion by board on follow up calls with owners when renters are not compliant. Phil, threat of consequence of revoking rental registrations should be effective.

Loretta Fonseca – 1088FW- Clarify if I lend my home to my family, I will be considered a rental as of January 1. Will the new pass policy clarify this? Will flex passes change this? June states as of now any non-owner occupant of an improved property is considered a renter and subject to the rental rules in effect. The pass policy work session will be after this meeting.

GINNA ROGERS – 178 Robin Way – Said she had attended the July township meeting; she feels it is clear that Masthope would need to monitor rentals and feels the town suggests starting a committee or hire someone to monitor rentals. Town will enforce only their ordinance, not the rentals themselves. June suggests call the office when questions arise about if a home is a rental or if there is a noise complaint. Ginna feels to have public safety or another type of committee to check on these and it shouldn't be the neighbor's responsibility. June will take suggestions under advisement.

Vincent Ortenzi – 124 FW- Asked if language could be placed into the rental policy to go into homes to complete inspection. Also, can the rental fee be increased for additional employees to conduct inspections. June said the town would be responsible for inspections, asked Gerhard if there is anything in the rental policy regarding inspections. Gerhard said that Masthope will not be doing inspection due to liabilities.

Maria Meyers – 238 FW- Liked the work done on Eagle Rock said it was a good job. Questions regarding the bus stop. She wrote a letter to the board on 6/10/21 reporting more people using the bus stop now. With more people it is causing hazardous conditions for the children at the bus stop. Parking is not being done properly. There have been instances of abusive behavior by some adults when rules are brought to their attention. Reports discrepancy with the publication put out and the written rules and regulations. States public safety says there isn't much they can do about it. Wants to know what can be done to make the bus stop safer for parents and children. June explained what was in weekly messages was not in our rules and regulations and was corrected. June said the rules and regulations will be reviewed. Tom said he will set up a meeting with Lou. Discussion by the board about how the traffic works at the stop, where cars come in and out, also about maybe moving the bus stop to the top parking lot. June said it will not be centrally located then. The board will investigate the working of the bus stop to try to make it better, Gerhard said that the rules and regulations must be followed as written and not just guess what they say when trying to quote them. Maria suggests Document Review Committee look into the rules and regulations for the bus stop, said there are discrepancies with in what is written now.

Robert Rushton – 499 Upper Independence – Asks if there is a difference between a renters pass and an owners pass. Gerhard said yes, each pass is marked accordingly, renter, guest, and owner, and other categories.

Skip Lavigna –Reported some violations for boats but said the next time people came back things were registered properly. Would like public safety to watch the pond. Said he saw people

taking the goldfish out of the pond and people let their dogs in the water there. Board states
ave it investigated and if people see this happening to please call and report it as it is happening.

Motions presented to vote:

MOTION 01:09:11:21

**Whereas Masthope's water and wastewater utility company, AQUA Pennsylvania Inc., had
filed for large scale tariff increases for both water and wastewater services, and**

**Whereas Masthope is in need of proper legal and technical representation to file objections or
formal complaints, as needed, to the proposed rate increases, taking into account the specific
need s and circumstances of our community,**

**Therefore, be it resolved that the Masthope Mountain Community Board of Directors
approves retaining legal and technical expertise to properly represent Masthope in these
proceedings. The cost for this representation will be covered from the legal line item in our
budget, with additional funding available through board operation contingency funds, any
other potential year-end budget surplus, and if needed, additional assessment. The costs for
our representation in these proceedings will be monitored and be revisited by the bard when
and if they exceed \$35,000.**

1st June Carrozza

2nd Gerhard Buhler

11 for, 0 against

Motion passes

MOTION 01:09:25:21

**Whereas the Document Review Committee is a standing committee, to consist of a
chairperson, a representative of management, a representative of the ECC committee, plus a
minimum of two and a maximum of four members in good standing and Tom Carasiti has
resigned.**

**Therefore, be it resolved that Masthope Mountain Community Board of Directors approves
Ginna Rogers to the Document Review Committee.**

1st Tom Garrity

2nd Chris Pisani

11 for, 0 against

Motion passes.

MOTION 02:09:25:21

**Whereas the Environmental Control Committee is a standing committee, consisting of a
committee Chairperson, plus a minimum of three and a maximum of six members in good
standing and Jim Coban has resigned.**

**Therefore, be it resolved that the Masthope Mountain Community Board of Directors
approves Joan Roser to the Environmental Control Committee.**

1st June Carrozza

2nd Foster McCoy

11 for, 0 against
Motion passes.

Meeting adjourned 10:09am

Treasurer's Report for Period Ending August 31, 2021

Unaudited

Collections - YTD

	Aug 20	Jul 21	Aug 21
Total	2034	2029	2029
Billable	1714	1712	1712
Paid in Full	1414	1438	1443
Percent	82.5%	84.0%	84.3%
Outstanding - Lots	300	274	269
Outstanding - Dues	\$325,190	\$343,499	\$307,788

Unrestricted Income and Expense - YTD

	Aug 20 YTD	Jul 21 YTD	Aug 21 YTD
Revenues to date	\$2,570,393	\$2,588,128	\$2,683,048
Expenses to date	\$883,633	\$837,196	\$1,131,567
Net Surplus (deficit)	\$1,686,760	\$1,750,932	\$1,551,482
Margin (Net/Revenue)	65.6%	67.7%	57.8%

The Summit - YTD

Revenues to date	\$534,997	\$558,741	\$848,336
Expenses to date	\$463,324	\$422,654	\$624,300
Net Surplus (deficit)	\$71,672	\$136,087	\$224,036
Inventory	\$34,147	\$57,479	\$59,165

The Market Place - YTD

Revenues to date	\$205,986	\$161,880	\$232,343
Expenses to date	\$182,526	\$141,736	\$214,393
Net Surplus (deficit)	\$23,460	\$20,144	\$17,950
Inventory	\$20,764	\$17,415	\$15,850

Summit/Market Net Surplus (Deficit)

	\$95,133	\$156,231	\$241,985
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Sept. 25, 2021

Correspondences

I received 44 correspondences this month. Here is a summary:

- Questions and updates from committees.
- Follow up questions on Lot Combinations, rentals, aqua, and pass policy.
- Questions about security staff, speeding, maintenance. All forwarded to appropriate managers.
- Letter commending the response of officer John Hannon and Christina Zydzik for their quick professional response and care stabilizing his wife until the EMS arrived on scene. This is the second time both officers have been given praise for their work.

President's Report

On Tuesday we held a Employee Appreciation Day with a BBQ. It was well received by the employees. Later today we will host Volunteer appreciation with a BBQ. During covid we were unable to do anything for all the volunteers, so we are making up for it. Whether it is for cleaning up the streets or endless hours on committees. We thank you all. Aqua has requested an increase rate in water and waste so the board has passed an electronic motion to retain both legal and technical experts to represent Masthope. We have chosen Attorney George A. Bibikos, Harrisburg. After a short break the board will begin the pass policy board work session.