

**Masthope Mountain Community
Board of Directors Meeting
September 26, 2015**

Transcriber: Kelli Myers
Beach House

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

Roll Call: Present –Bruno deVinck, Dan Clark, Ed McClary, Cynthia Wyatt,
Peter Torchio, Foster McCoy, Eugene Principe, Jim Fox and James Graziano

Absent-Paul Bakos and Michele Torre

Bruno asked for approval of the agenda. Cindy Wyatt wanted to add the
Beautification Committee under Committee Reports.

Agenda approved unanimously.

Bruno asked for the Approval of the Minutes from the August 29, 2015 Board of
Directors Meeting.

Minutes Approved Unanimously.

Bruno asked for the Approval of the Minutes from July 11th Reorganization
Board Meeting.

Minutes Approved Unanimously.

Treasurer's Report for Period Ending August 31, 2015 – Foster McCoy

Treasurer's Report---August 2015

Bruno asked for approval of Treasurer's Report.

Treasurer's Report not approved needs corrections. Foster made the necessary
corrections in the Treasurer's Report, see attached.

Correspondence Report-Dan Clark

Dan stated that there are 2 letters of correspondence that cannot be discussed in
open session because it is going before the Appeals Committee. It will be
discussed in executive session.

Bruno called for Committee Reports

- a. Ski & ATV-Sheldon Langer- ATV meeting is October 10, 2015. There is going to
be a ski patrol lift evacuation drill on September 27, 2015. Ski employees are
back on the mountain getting ready for snow making.

- b. Real Estate Report- John Hoglund not in attendance. No report given.
- c. Audit-Maria Porter-Getting all information requested and the committee's suggestions are being taken.
- d. Strategic Plan-Bruno deVinck-the committee submitted the revised strategic plan to the board for review. Last month they approved the basic form for the survey and they sent out final version for the board to review. Meeting at 1 pm today. Will discuss reducing the number of meetings they will have since bulk of the work is done.
- e. ECC-Ron Tussel-43 permits issued, no new construction. A number of deer are being hit in the area. The Fish and Game Commission must be contacted if one wants to take the meat. The Variance was granted at the last variance hearing in regards to garage placement.
- f. Westcolang Lake Association-Dan Clark-meeting is October 18th.
- g. Documents-Carl Harris-not present at the time.
- h. Fire Prevention-Jim Fox-Spoke to Bill Delling from DCNR about coming to Applefest to speak and he would let Jim know as he would have to volunteer his time for the event.
- i. Beautification-Cindy Wyatt-met last week, hot topics were: four corners, sprucing up the community, updating the landscaping in front of the POC, and the mailbox area. Recommends testing out some trees ASAP and see how they do in our community since our Spruces are dying. Jim Fox requests if they can add Joseph Lavigna to the committee. Jim spoke to Mr. Kiesendahl about the four corner walls. He gave Jim 3 possible companies to check into. James Graziano is concerned about fencing the trees and how that will look in the community. Bruno thanks Dan Wyatt for all of his expertise and help in this committee.
- j. Documents-Carl Harris-nothing to report at the time.

President's Report-Dan Clark-nothing to report.

Manager's Report-see attached.

Old Business

- a. Tax sale motion-too late for this tax sale but should do motion for future tax sales.
- b. ATV discussion-town hall meeting October 10, 2015. Ed McClary will chair this meeting. Everyone needs to realize it is a privilege not a right to operate ATVs in the community. Property owners will be able to express their concerns in regards to ATVs at the town hall meetings. There will also be a second one in December.
- c. Guest passes-the issue is how to keep the number of passes per property the same so it is fair across the board. Another issue is renters vs. guests. Property owners must accompany their guests to the amenities. Renters do not need to be accompanied by a picture pass. Property owners need to show IDs to show proof of lineage. Renters do not need IDs. Discussion ensued. Tabled until the next board meeting.
- d. Parking lot expansion-can we clear our two lots near beach for parking-Randy responds that the engineer is looking into permeable surface for the lots. The engineer and Randy feel that it may upset surrounding owners. Tabled until next meeting.

- e. Rules & Regulations-Revisions-John Castellano explains that there will be an additional change besides what was handed out. There is some confusion with the fine schedule language and there is no mention of interest in the handbook. The board agrees that the original fine is doubled if not paid in 30 days. Then doubles again if not paid within specified time period. Ed McClary addresses the wording of the propane tanks in the handbook. Tanks over 200 gallons have to be under the ground. A tank that is 200 gallons would not have to be buried. Ed suggests wording to change to tanks over 199 must be buried. Also addresses gasoline tanks being buried under ground be looked into. James Graziano addresses the wording about the helmets being required for APV/ATVs. Needs to be changed.
- f. Renter's lease addendum-renters must sign that they understand and will abide by Masthope Mountain Community's rules and regulations.
- g. Watercraft horsepower-question is do we want to increase the horsepower for outboard or make all engines the same 199 horsepower. Discussion ensued. Tabled until the next board meeting.
- h. "Ski House"-question is how to utilize the ski house to benefit the community the most. Randy responds that the land is the value of the property. That land extends into the snow tubing area. Randy would like some ideas and suggestions from the board as to what they would like to see done with this property. Tabled for discussion until next board meeting.

MOTION: 01:09:26:15

Whereas the 2005 Ford F350 needs replacement.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the replacement to the Ford F350 with a Ford F550 dump truck set up with plow, aluminum dump body, central hydraulics and 7.3 Ford diesel. The truck cost would be \$11,000 and purchase a cinder spreader for \$4,000 and labor and parts \$4000 for a total cost of \$19,000 to come from the Capital Maintenance Vehicle Rotation line.

FIRST: DAN CLARK
SECOND: BRUNO DEVINCK
MOTION PASSES UNANIMOUSLY

MOTION: 02:09:26:15

Whereas the original board motion approved \$15,000 for the motor replacement and repair of 550 Ford truck. The total repair cost \$17,000.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves amending the original motion charging the expenditure from \$15,000 to \$17,000 for the replacement of the engine and repair of the F550 Ford truck.

FIRST: DAN CLARK
SECOND: JIM FOX
MOTION PASSES UNANIMOUSLY

MOTION: 03:09:26:15

Whereas Masthope Mountain Community the dishwasher in the Summit has needed ongoing maintenance it is felt that rebuilding the unit would be the most cost effective extending the life of the whole unit for many years.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the expenditure from the Summit Capital account up to \$6,600 for the rebuild of the Summit dishwasher.

FIRST: DAN CLARK
SECOND: ED MCCLARY
MOTION PASSES UNANIMOUSLY

MOTION: 04:09:26:15

Whereas the Board of Directors previously passed a motion allowing a member in good standing to purchase a standalone lot at the Pike County Upset/Tax Sales and Masthope will not charge past dues to the new owner.

Therefore be it resolved that the Masthope Mountain Community Board of Directors adds the following stipulation to the original motion 'lots purchased in this manner must be held for a minimum of three years or be subject to original outstanding dues and assessments.

FIRST: DAN CLARK
SECOND: FOSTER MCCOY
MOTION PASSES UNANIMOUSLY.

MOTION: 05:09:26:15

Whereas the ski lifts require upgrades to the roll back protection and braking systems are required to comply with ANSI Codes.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the expenditure of up to \$20,000 for parts and labor to be taken from the Ski Capital Loan line.

FIRST: DAN CLARK
SECOND: BRUNO DEVINCK
MOTION PASSES UNANIMOUSLY

Randy stated that there are discrepancies in the road bids. He will review and clarify them with the companies and will have a suggestion for the board by Tuesday.

New Business:

- a. Signs-Directional for Open House-rules will not change. The Board agrees that the current rules will stand and directional signs will not be permitted.
- b. Masthope revised Strategic Plan-no discussion about the revision. The committee will address the possible expansion of the Tiki Bar area. The Tiki bar is 1/3 of the total liquor revenue for the Summit. Randy had some preliminary figures for expansion. See attached. Will discuss at the next board meeting.

Property Owner's Time-11:14am

John Grandy 6CM

- Wanted to know if town hall meeting would include golfcarts too. Yes.
- Witnessed a young kid and father fishing at remembrance pond. Feels Public Safety should patrol the pond area.
- The pond is loaded with a lot of little fish. Can we bring in some bass? Or net some of the little fish and put them into Westcolang. It could be used as a hatchery.

Joseph LaVigna 150MR

- Fish are worse than rabbits. They multiply quicker. Would like to speak to Dan Wyatt about bringing in some largemouth bass to the pond.

Karen Spano 542FW

- Introduces herself to the new board members. Explains she runs the Feral Cat Program and thanks Randy and the board for all of their support in the past with the program.

Carl Harrison 22FW

- Was up at the lodge and believes he witnessed someone operating a drone. Thinks that we should look into a possible drone policy. Randy responds that many businesses are using drones. They are used at many ski areas. He agrees that we should gather information on drones.

Leatrice Langer 488MR

- Suggests that we put something in the messages asking property owners to come to the office for the rules and regulations before they make big purchases such as boats, etc. Also put something in messages reminding people to walk facing traffic. Dan answers that it is in our rules and regulations.
- ECC there is another torn up American Flag hanging on a property. Would like to see it removed.
- Suggests that we should rent out the "Ski House".

Sheldon Langer 488MR

- Volunteers are greatly needed for the fire departments. Pike County and Lackawaxen Fire Commission have received grants to aid in recruiting. He would like to see something put on our website, messages and maybe channel 80. He has signs and banners. All volunteers are needed to help with fund raisers, etc.

Ed Barker 9MR

- What are state requirements for boats for horsepower? Randy responds they do not have any requirements on hp. Maybe there is an app to show horsepower that would help the office staff.

John Grandy 6CM

-You can bike ride against traffic in the state of PA.

Joseph LaVigna 150MR

-Can maintenance trim some trees around road signs since it is difficult to see them? Randy responds that yes it is part of maintenance fall schedule to trim back the trees around the road signs.

MOTION: 06:09:26:15

Whereas there has been a new survey created by the Strategic Planning Committee for community dissemination.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the survey created by the Strategic Planning Committee and for the dissemination of the survey to the community.

FIRST: DAN CLARK

SECOND: JIM FOX

MOTION PASSES UNANIMOUSLY

MOTION: 07:09:26:15

Whereas there have been minor corrections required to the current rules and regulations.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the corrections to the Masthope Mountain Community Rules & Regulations to G1 on page 8, D 2 & 3 on page 10, F2 on page 11, A13 on page 12, D on page 21, L on page 22, C2 on page 23, XVI B4 on page 29, XVI B5 on page 30, 29 on page 32, VII 2 and IX 1,2,3,4 on page 52, page 53, and page 54.

FIRST: DAN CLARK

SECOND: PETER TORCHIO

MOTION PASSES UNANIMOUSLY

Open Session ended at 11:49 pm

Executive Session began at 12:00 pm

Executive Session ended at 12:25 pm

Treasurer's Report---August 31, 2015

Unaudited

<u>Collections</u>	<u>Aug -14</u>	<u>Aug-15</u>
Total	2,075	2,060
Billable	1,775	1,761
Paid in Full	1,408-79%	1,414-80%

Unrestricted Income and Expense-YTD

	<u>JulyYTD</u>	<u>Aug YTD</u>
Revs. to Date	\$2,595,596	\$2,936,412
Exp. to Date	1,155,014	1,567,710
Net Surplus (Deficit)	1,440,582	1,368,702
<u>The Summit</u>		
Rev. to Date	327,231	513,012
Exp. To Date	346,158	495,059
Net Surplus (Deficit)	(18,837)	17,953
<u>The Market Place</u>		
Rev. to Date	125,459	183,625
Exp. To Date	128,102	170,743
Net Surplus (Deficit)	(2,643)	12,882
<u>Summit/Market Net Surplus(Deficit)</u>	(21,480)	30,835

*Fiscal Year Ends 4/30

ECCC Code Officer Monthly Report September 2015

Date	Type of Permit	Property Owner	Lot Number	911 Address	Permit Number	FEE
9/2/2015	stain house	Reinhardt	480RM	110 Plateau	9512	
9/2/2015	stain deck	DeSousa	10MR	125 Paul Revere	9513	
9/2/2015	new deck and stairs	Schulken	533FW	172 Tanager	20968	\$75.00
9/2/2015	dormer	Roe	398MR	135 Heritage	20969	\$75.00
9/2/2015	1 tree	Roe	398MR	135 Heritage	20447	
9/3/2015	deck and shed	Arcaro	1107FW	159 Rainbow	20970	75+25
9/3/2015	4 Trees	Lorenz	267FW	108 Robin Way	20447	
9/3/2015	5 trees	Pencab		116 Robin Way	20448	
9/3/2015	paint	Lorenz	267FW	108 Robin Way	9514	
9/5/2015	resurface drive/add walkway	Theiss		Minnow Court	16865	
9/5/2015	resurface drive	Doran	495FW	102 Laurel	16866	
9/5/2015	stain decks	Romano		120 Tanager	9515	
9/5/2015	stain	Allacco		174 FWB	9516	
9/5/2015	roof	Demoles	825MR	125 LI	9517	
9/5/2015	stain decks	Califano	443FW	109 Blueberry	9518	
9/5/2015	landscape/stone	Prosser	554MR	808 Firelight Ct	16867	
9/5/2015	for sale	Carlozzi	206AM	107 Pioneer	50458	
9/8/2015	stain deck	Hofmann	659RF	108 ELV	9519	
9/8/2015	stain	Lowden		151 Const	9520	
9/8/2015	enclose under deck	Hofmann	659RF	108ELV	20971	150
9/10/2015	for sale	Perotta		229 FWB	50459	
9/10/2015	for sale	Hryckowian		116 ER	50460	
9/10/2015	landscape/stone	Orofino		106 PR	16868	
9/14/2015	roof	Cameron	124FW	108 Turkey Circle	9521	25
9/14/2015	garage	Bowers	373MR	123 Const	20972	150
9/14/2015	paint home	Magniccavi	387FW	167 Pebblerock	9522	
9/14/2015	1 tree	Weir	615FW	210 FWB	20452	
9/14/2015	garage	Conroy	876MR	149 Candlewick	20973	150
9/15/2015	resurface drive	Martini	819FW	147 Laurel	16869	
9/15/2015	resurface/add to/culvert	Grello	818FW	149 Laurel	16870	25
9/15/2015	open house	Allacco	101FW	174 FWB	50461	
9/15/2015	open house	Bataluta	1055FW	100 Overlook Ct	50461	

9/21/2015	trees	Schaefer	1027FW	377 FWB	20453
9/21/2015	resurface/pave	Moco	695MR	266 UI	16871
9/22/2015	stain deck	Palazzolo	25MR	174 Const	9523
9/22/2015	lattice under deck	Weisse	1083FW	139 Maple Leaf	9524
9/22/2015	resurface drive	Milkovich	643MR	138 Lamplighter	16872
9/22/2015	1 tree	Sallustio		170 FWB	20454
9/22/2015	for sale	Malandrucolo	361FW	107 PR	50463
9/22/2015	for sale	Malandrucolo	242FW	104 Sparrow Pl	50464
9/22/2015	for sale	Malandrucolo	147MR	139 Const	50465
9/25/2015	seal coat drive	Carozza	528MR	102 Log Cabin	16873
9/25/2015	seal coat drive	Forsyth	382MR	159 Heritage	16874
9/25/2015	seal coat drive	Murphy	687MR	242 UI	16875
9/25/2015	shed	Champlin	639MR	150 Lamplighter	20974

Managers' Report

September 2015

Projects:

1. Falling Waters Culvert – Work has started, traffic pattern will change next week.
2. Beach house generator – Work started this week.
3. ATV trails – Culvert pipes to be installed.
4. Athletic complex – Equipment on hand work started this week.
5. Road bids – 3 bids in hand to be opened at meeting.
6. Dish Washer repair/upgrade – The dishwasher in the Summit has become troublesome, the cost of a new unit would be over \$20,000. The service company feels the existing unit is in general good condition with exception to several pieces. Their recommendation is to rebuild the unit at a cost of \$6551.22 extending the life of the machine many years. Our recommendation is to fund this from the Summit capital account.
7. Office copier – We are nearing the 3rd year of the lease on the copier, this time every year we are charged for any overage on copies, just how you would mileage on a leased vehicle. This year that overage is approximately \$8000, last year it was nearly \$5000 and the year before \$3000, as you can see the number continues to climb. The vendor has offered to forgive the overage charge if we accept the purchase of a new piece of equipment. In the past we have leased the equipment for 4 years and then simply leased a new item at lease expiration. My suggestion would be to finance /purchase the equipment over the same period with a \$1 buyout at the end with the intention to continue the maintenance contract with the supplier and extend the life of the machine several years.

When calculating the cost of the existing machine with overage it comes to \$1979.21/month, the purchase of the new machine would be \$1974.30/month. The overage should be remediated in the new machine because it is calculated in to the maintenance contract. This is not guaranteed, we must be very vigilant on use, primarily when color copying. The new machine also is faster and has larger capacity.

I have investigated farming out some of our copying and found that in most situations it is more expensive and less convenient.

My recommendation is that the Board authorize the purchase of the new piece of equipment, payment will come thru the Copier lease/ office equipment budget line understanding that the line will be over budget. With the purchase it will be less over because if we accept the full overage it will hit for a 12 month period where with the purchase it will be prorated only for the months until the end of our budget year. This will also be an item that is reviewed with next year's budget.

8. 550 Ford repair – At the March BOD meeting the Board approved spending \$15,000 for the motor replacement and repair for this vehicle. The project has moved along very well, in doing the repair several items were found that needed additional attention bringing the total repair to \$17,000 which is still a great value when considering a replacement would be well over \$60,000. I apologize for the low estimate, and would ask that you accept the new estimate. This work is very well worth the money and gives us a great vehicle for many years to come. Funding would be from the Capital Maintenance Vehicle Rotation line.

9. Replacement of 2005 Ford F350 – This is the last of our bad 6.0 motor Ford trucks. I have located a Ford F550 dump truck set up with plow, aluminum dump body, central hydraulics and 7.3 ford diesel. The truck was a local township truck that although it was well maintained the cab is very rusty. My intentions are to replace all the rust damaged parts from this truck with the parts from our F350 which are in excellent condition. When done this truck will become a very useful part of our vehicle fleet.

To complete the up fit of this truck we would also purchase a stainless steel tail gate cinder spreader costing approximately \$4000.

Costs:

Truck \$11000
Cinder spreader \$4000
Labor and parts \$4000
Total cost \$19000

I recommend the BOD approve this project, funding to come from the Capital Maintenance Vehicle Rotation Line.

10. Lift Upgrades – Upgrades to the roll back protection and braking systems are required to comply with ANSI codes. Due to an incident last season at a VT ski area changes were made requiring redundancy in roll back protection which impact all of our chairlifts. Also a change in the ANSI code requires full braking capacity when operating in auxiliary mode, this change only impacts Grizzly chair.

I supplied you in a previous email with a quotation for all the needed parts totaling \$17400 and a labor estimate of \$1500 for final install and programing. Recreation management will complete all mechanical aspects of the project.

I recommend the BOD approve this project with funding coming from the Ski Capital loan line excess funds. This is the same method of payment used when grip replacement were required in the past.

Public Safety

1. Normal activity for the month.
2. New vehicle on property will be up fitted and on line in next week.

Maintenance

1. Pool – Closed for the season.
2. Beach – Bathrooms will be open while weather permits.
3. Culvert on Powderhorn – Paving to be completed.
4. Horse trails – Contractor to do work in next 3 weeks
5. Fitness trail – Signs have been ordered for all individual equipment.

Summit

1. Summer ended well.
2. Dough Mixer – Mixer installed and working well.
3. Scramble Floor – Tile all removed contractor will be in to install rubber. Pizza oven back in service.
4. Winter menu is being developed.

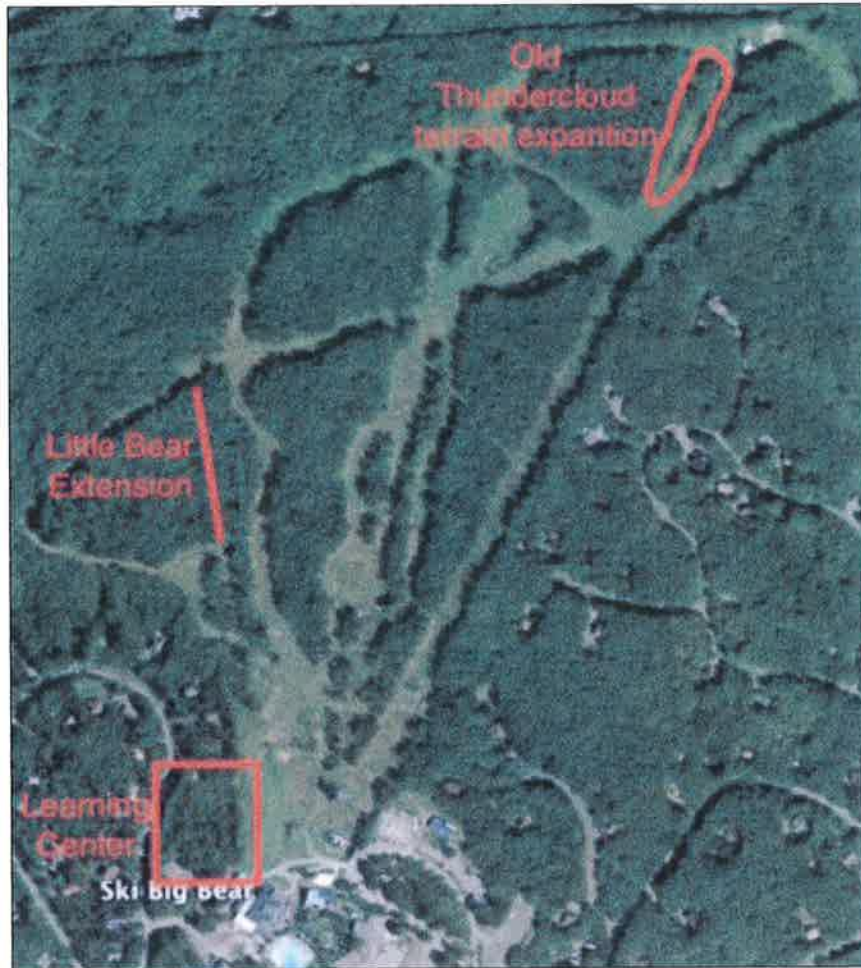
Administration

1. Hours – Back to spring/fall hours.
2. Newsletter –June has completed the newsletter and it is sent to the printer.

Activities

1. Watch for the many Fall activities in the messages.

SKI BIG BEAR POSSIBLE FUTURE PROJECTS (1ST EDIT WORKSHEET)



Ski Big Bear

Prepared for: Masthope Community

Prepared by: Recreation Management Corp.

May 29, 2015

RECREATION MANAGEMENT CORP.

SUMMARY

Objective

To research and present possible projects for the future of Ski Big Bear at Masthope Mountain.

Goals

To improve the overall winter recreation product and expand the current capacities and to construct initial budgets for each possible project.

Financial

Create budgets for projects and look at possible funding possibilities within the ski line items of the overall community budget.

Priorities and Timelines

Work with the Ski Committee, outside professionals and other community committees to build a plan to present the the Board of Directors and then the community. Create a long range time line and master plan for the ski operation at Ski Big Bear.

Project List

Little Bear Extension - Extend lift to the area near the intersection of whispering run and Jamboree to create lower intermediate terrain as a progression step from the existing beginner area and proposed learning center.

Learning Center - Create a leaning center to improve the terrain and experience for beginners to include a dedicated lift, terrain based learning features, lighting and snowmaking.

"old" Lower Thundercloud - Open up original lower thundercloud to create more challenging terrain and the ability to formulate bumps and more natural terrain features.

Locker Room - Add a member based locker room for the storage of equipment and clothing.

General Snowmaking - Enhance snowmaking capacity in key location throughout the mountain.

Parking Expansion - Consider options for the continued expansion and improvement of on-site parking

House on newly purchased land - Consider options for the use of this structure

Drainage, Slope and Trail Sculpting and Erosion Control - Continue to improve skiing experience and the ability to hold snow.

BUDGET

Description	
Little Bear Extension	
Towers	\$30000.00
Control System	\$40000.00
Rope	\$15000.00
Chairs	\$40000.00
Grips	\$22500.00
Engineering	\$25000.00
Construction	\$75000.00
Electric	\$15000.00
Com Line	\$7500.00
Misc.	\$10000.00
Total	\$280000.00
Learning Center (not including parking or current structure options)	
200ft Magic Carpet	\$90000.00
Permitting	\$20000.00
Excavation	\$40000.00
Electrical	\$6000.00
Snowmaking	\$10000.00
Misc.	\$7500.00
Total	\$173500.00
"old" Lower Thundercloud terrain Expansion	
Snowmaking	\$3000.00
Electric	\$1000.00
Excavation	\$5000.00
Total	\$9000.00

Description

Locker Room *Combined with proposed Tiki Project (Tiki not included in numbers

Permits	\$10000.00
Building	\$150000.00
Excavation	\$15000.00
Infrastructure	\$5000.00
	\$180000.00

General Snowmaking

Pipe/Valves	\$2500.00
Gun Upgrades	\$30000.00
Hydrants	\$5000.00
	\$37500.00

Expanded Parking

Permitting	\$10000.00
Excavation	\$25000.00
Lighting and Electric	\$50000.00
	\$85000.00

House on Proposed Learning Center Land (options)

Tear Down & Clean Up	\$15000.00
Convert to Commercial Use Property and Refurbish	\$85000.00
<u>Drainage, Slope and Trail Sculpting and Erosion Control</u>	\$15000.00

Preliminary Estimates Only				
Tiki/Pump House/Locker Room				
Locker Room				
*Combined with Tiki project	Permit/plans	15000		
Tiki not included in price	Building	90000		
	Excavation	10000		
	Lockers	40000		
	Infrastructure	5000		
	Misc	8000		
			168000	
Tiki				
Building up fit	Construction	90000		
	Furniture	15000		
	Equipment	20000		
Pool Equipment	Pumps, Filters	10000		
	Heater	3000		
	Infrastructure	5000		
	Misc	6000		
			149000	
Total Project Cost				317000
Tiki/Pump house				
Tiki				
Building up fit	Construction	90000		
	Furniture	15000		
	Equipment	20000		
	Misc	6000		
			131000	
Pump House				
Building	Permit/plans	10000		
	Construction	15000		
	Infrastructure	10000		
Pool Equipment	Pumps Filters	10000		
	Heater	3000		
	Misc	2500		
			50500	
Total Project Cost				181500