

**Masthope Mountain Community  
Board of Directors Meeting  
October 24, 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, Cynthia Wyatt, Paul Bakos, Peter Torchio, Eugene Principe, Jim Fox and James Graziano

Absent-Ed McClary and Foster McCoy

Via teleconference-Michele Torre

Bruno asked for approval of the agenda. Paul Bakos wanted to add deer and tick borne diseases to New Business. Randy suggests moving Bruineman issue to Executive Session. Dan wants to add the electronic motions to New Business.

Agenda approved unanimously.

Bruno asked for the Approval of the Minutes from the September 26, 2015 Board of Directors Meeting.  
Minutes Approved Unanimously.

*Treasurer's Report* for Period Ending September 30, 2015 – Dan Clark

**Treasurer's Report---September 2015 see attached.**

Bruno asked for approval of Treasurer's Report.  
Treasurer's Report approved unanimously.

Correspondence Report-Dan Clark

Dan stated that there is one letter of correspondence from Diane Braver. It is similar to Hal Mahwhinney's in regards to voting on the operational budget. Dan will have a response for them tomorrow. Michele Torre had 2 emails from property owners about ATVs. Anthony Falcone and Mike Siegfried both expressed concern in regards to the ATVs. She will forward them to the board.

Bruno called for Committee Reports

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the bid from Wayco Inc. with a bid of \$165,840. This is the low bid of the 3 bids submitted and the community has had previously favorable work from this bidder. The monies for this expenditure will come from the 2015-16 operational road budget line item which is budgeted for \$225,000. This motion was passed electronically and is being affirmed in this 24 October 2015 Board of Directors Meeting.

FIRST: DAN CLARK  
SECOND: EUGENE PRINCIPE  
MOTION PASSES UNANIMOUSLY

- b. Guest passes tabled indefinitely.
- c. Parking lot expansion at beach, Randy states that we would need to go through the conditional use process. Believes that it may still have a drainage issue. Dan asks about a possible retention pond. Paul brings up the need for the Otteson property. Dan would like to bring the issue to the Community of possibly renegotiating the loan to fund the parking project. Discussion ensued.
- d. Tiki Bar area expansion-Randy suggests to form a group of good customers for ideas. (Market Research)
- e. Renter's lease addendum-John Castellano explains that the addendum is a reprint of rules and regulations with a sign off sheet. It can be cumbersome for the short term rental units. Randy says we could create a sign off sheet for the short term rental property owner to encompass all of their renters. Peter Torchio suggests that the owners post the rules and regulations in their house for their renters. Randy and Ron explain the "hotel room tax". Paul asks if we need to look into this policy. The procedures that Masthope has in place are current. Paul asks should Masthope inform the property owners of the "hotel room tax". Bruno thinks that we should make them aware. Ron will draw up a notification.
- f. Watercraft horse power-Cindy feels our rules are outdated. The boat size dictates size of engine. James suggests updating our rules. Paul believes we need to rewrite the rules but would like to work in conjunction with Fawn Lake. The Village is unregulated. Dan proposed forming a boat committee to review current rules including boat length and engine horsepower. James was named the chair of the committee. Discussion will continue in Property Owner's Time.
- g. "Ski House"-James says the Ski Committee has not made any suggestions as to what to do with the property. He continues that owners are frustrated that there has been no progress made. James suggests remove the house as it is becoming a point of contention. Community needs to know that things are being done slowly. Ron agrees the house should be taken down. Ski will come back to the board with recommendations. Survey is done. Engineering is not complete. The Board will need to approve whatever is suggested to do with the lot. Randy says the timeline could be as early as next year. Funding is the concern. Discussion ensued.
- h. Property Owner Survey-Bruno states that the content of the survey was approved by the board. Sheldon says that there are no major changes to the format of the survey. It will be able to be sent out via: Constant Contact, website, and Facebook.
- i. Property Owner's Handbook

MOTION: 02:10:24:15

Whereas there is an ongoing requirement within the Masthope Mountain Community POC Administration office to have copying capabilities. In the past the community has leased this equipment. It is suggested and more economical if we purchase a copier and maintain a maintenance contract. The savings will occur by keeping the copier beyond the normal 4 year lease period.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the purchase of a copier for the Masthope Mountain Community POC Administrative office. The Payment for this copier which is a capital asset will come from the Board of Directors discretionary capital line this year at a cost of \$1974.30 per month. Overages in printing are operational costs. This motion was passed electronically and is being affirmed in this 24 October 2015 Board of Directors Meeting.

FIRST: DAN CLARK  
SECOND: CINDY WYATT  
MOTION PASSES UNANIMOUSLY

MOTION: 03:10:24:15

Whereas the air conditioning unit on the lodge for the Summit kitchen needs replacing:

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the expenditure from the Summit Capital line item for an amount up to \$6,000. To purchase and install a new air conditioning unit for the Summit kitchen. This is an electronic motion and will be subsequently voted on during open session 26 September 2015. This motion was passed electronically and is to be affirmed in this 24 October 2015 Board of Directors Meeting.

FIRST: DAN CLARK  
SECOND: CINDY WYATT  
MOTION PASSES UNANIMOUSLY

New Business:

- a. Deer Population-Paul Bakos-PA is the leader in the nation in tick born disease. Northeast PA is the leader of tick born disease in the state. The deer carry the ticks that carry lyme disease. The deer population is out of control in Masthope. The deer will eat anything you plant. The deer are actually changing our forests and are affecting other wildlife. Suggests maybe we should look into culling the deer in the community. Dan is in agreement with the deer problem. Randy explains the township needs to approve the culling of deer in the communities. He will get information on this for the board. Discussion ensued.

MOTION: 04:10:24:15

Whereas there is still a need for additional parking at the community lake area. Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the expenditure of up to \$8,000 to do additional studies for expanding the parking area at the lake area amenity. This money would come from the long term planning line item.

FIRST: DAN CLARK  
SECOND: MICHELE TORRE  
MOTION PASSES UNANIMOUSLY.

MOTION: 05:10:24:15

Whereas there is a need to establish an emergency Falling Waters Access.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the usage of up to \$5,000 from the capital Project Planning line to perform preliminary work done to study the project of creating an emergency access between Falling Waters and Riverview Estates off of Robin Way.

FIRST: DAN CLARK  
SECOND: JIM FOX  
MOTION PASSES UNANIMOUSLY

MOTION: 06:10:24:15

Whereas there is a need to replace a worn out snow plow for one of our maintenance trucks.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the purchase of a plow assembly for an existing truck. The cost is \$4,107.50 to be paid for out of the vehicle replacement line.

FIRST: DAN CLARK  
SECOND: JAMES GRAZIANO  
MOTION PASSES UNANIMOUSLY

- b. John Castellano addresses some changes to the Property Owners Handbook. Discussion ensued about ATVs and helmet requirements. Discussion ensued in regards to citation amounts and non-payment of fines. There is going to be a \$50 late fee to unpaid fines.

Property Owner's Time-11:46am

John Grandy 6CM

-Thought it was decided that motions would be done after Property Owner time. Dan responded that will take place if the motion is controversial.

-The helmet issue should be upgraded in the handbook to read all ATV riders must wear DOT approved helmets.

-Asks about the restrooms being done at the courts, Randy responds it will be hooked up soon.

-The lock is missing at the Dog Park.

-2 lots would be used for parking expansion. What about a sump pump for drainage issues? Thinking outside of the box for these drainage issues.

Carl Harrison 22FW

-With the Riverview Access road-does emergency apply to Fire, Police, Ambulance and would our Public Safety have to open the gates for them? Randy responds that we need to discuss what the definition of emergency is in regards to this access road.

Charlotte Brutkiewitz 153FW

- We give Bingo money to ambulance. States she was treated horribly by the ambulance crew.

Gerhard Buhler 836RF

-They take kayaks out and the jetskis disrupt the water.

-CPI in regards to the operational budget, Bruno explains that it allows the community to operate in the same manner as the prior year. Dan responds that most communities do not get the right to vote on the operational budget. Discussion ensued.

Nancy Mawhinney 328FW

-Asking if property owners only get to vote if the budget increase is greater than CPI. Dan responds yes. Wants to know what timeline is there for board actions in regards to the budget. Dan responds that the mailings must be 30 days prior to the meetings.

-There is an error in the wording in regards to the committees that should be corrected.

Karen Spano 542FW

-She made a cake for the meeting in celebration of National Feral Cat Month.

Ken Rindos 1017FW

-Wants to purchase a pontoon boat but the boat size does not meet our regulations. We have boats with horse power that is over our maximum allowance operating on the lake. He feels the rules should be consistent or non-existent. James recommends not purchasing the pontoon until board reviews rules and regulations. Discussion ensues.

John Grandy 6CM

-He is a kayaker, and states that rules were established on the lake because of its size and its size has not changed.

-Wants to know how does the Ski House benefits the community. Feels it is costing us money. Discussion ensued.

Nancy Mawhinney 328FW

-Who would pay for a new Magic Carpet? Masthope would.

Rose Perotti 164FW

-Would the parking project cost the property owners more money? Dan responds there are different ways to go about funding the project.

-Asks the Boating Committee to look at the numbers of boats going onto the lake. Maybe we would need to put a cap on the number of boats registered. James responds that Masthope should lead by example.

-There are a number of people that have trouble with the step up to the mailboxes. Randy will look into it.

-Lawyer said that there is no difference between short and long term renters and have all the rights of the property owners.

MOTION: 07:10:24:15

Whereas there are ongoing changes necessary to the Masthope Mountain POC rules and regulations.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the changes to the Masthope Mountain POC Rules and Regulations Section X, C2 page 23, Section XVI, B, 4 (pages 29 & 30), Section XVIII, (page 43) and fine schedule changes 1,2,3. Additional language changes made to section XVI B 4 (page 29 & 30) having a flat fee of \$50. for non-payment every 30 days.

FIRST: DAN CLARK

SECOND: JAMES GRAZIANO

MOTION PASSES UNANIMOUSLY

Open Session ended at 12:44pm

Executive Session began at 12:55pm

Executive Session ended at 1:35pm

Treasurer's Report for Period Ending September 30, 2015

<u>Collections</u>	<u>Unaudited</u>	
	<u>Sep 14</u>	<u>Sep 15</u>
Total	2072	2059
Billable	1772	1760
Paid in Full	1431 – 81%	1441 – 82%
Outstanding	341	319
Total Bad Debt Lots		48

Unrestricted Income and Expense – YTD

	Aug 15 YTD	Sep 15 YTD	Sep 14 YTD
Revenues to date	\$2,936,412	\$3,094,970	\$2,987,521
Expenses to date	\$1,567,735	\$1,855,194	\$2,069,236
Net Surplus (deficit)	1,368,677	1,239,776	918,285

The Summit

Rev. to date	\$ 513,012	\$ 588,221	\$ 543,680
Exp. to date	\$ 495,140	\$ 567,417	\$ 563,015
Net Surplus (deficit)	17,872	20,804	(19,335)

The Market Place

Rev. to date	\$ 183,623	\$ 217,692	\$ 243,522
Exp. to date	\$ 170,743	\$ 197,523	\$ 220,928
Net Surplus (deficit)	12,880	20,169	22,594

Summit/Market Net Surplus (deficit)

	30,752	40,973	3,259
--	--------	--------	-------

ECC Code Officer Monthly Report October 2015							
Date	Type of Permit	Property Owner	Lot Number	911 Address	Permit Number	FEE	
10/2/2015	garage	Dimou/Ramos	568 MR	113 Andiron	20975	\$150.00	
10/2/2015	garage	Kucher	596 MR	112 Andiron	20976	\$150.00	
10/2/2015	landscaping	Tisnovsky					
10/2/2015	siding repair	Valenti	291 FW	102 Pebblerock			
10/2/2015	siding repair	Browerton		25 FWB			
10/5/2015	roof	Dunn		139 Lower Ind	9529	\$25.00	
10/5/2015	siding repair	Osborne-Levy		184 Eagle Rock	9530		
10/6/2015	roof	Mea	431 FW	191 Eagle Rock	9531		
10/6/2015	seal coat	Mawhinney	328 FW	130 Pebblerock	16879		
10/6/2015	compressor for air cond	Dorsey	903R FW	105 Chestnut CT	20977		
10/8/2015	deck replacement	Mandel	352 FW	190 Pebblerock	20978	25	
10/14/2015	resurface drive	olshanetsky	727 FW	267 Falling Waters	16880		
10/14/2015	roof-house and shed	Bolge	325 FW	122 Pebblerock	9532	25	
10/14/2015	roof and siding	Sariego	635 MR	165 Lamplighter	9533	25	
10/14/2015	dead tree	Daly	547 MR	114 Firelight	20456		
10/14/2015	New Home	Maniscalco	501 FW	107 Pheasant Ct	20979	660	
10/14/2015	shed	Grandy	6CM MR	133 Paul Revere	20980	75	
10/15/2015	roof repair	Engler		110 Karl Hope	9534		
10/20/2015	3 trees	Soper	910 MR	103 Lantern	20457		
10/20/2015	3 trees	Darlich		154 Karl Hope	20468		
10/20/2015	roof	Orleman		105 Owl Court	9535	25	
10/23/2015	garage	Namyotov	1075 FW	128 Rainbow	20981	150	
10/23/2015	roof	Caraciolo		122 Bridle	9536	25	



## Managers' Report

October 2015

### Projects:

1. Falling Waters Culvert – Work underway, no problems to this point.
2. Beach house generator – Work in progress will be completed in the next two weeks.
3. ATV trails – Culvert pipes to be installed.
4. Athletic complex – All electrical installed waiting for inspection.
5. Replacement truck. New truck was purchased and is in the shop being up fitted.
6. Motions for purchase and repairs to the two Ford 550 trucks. In those motions there is \$4500 in labor, after speaking with book keeping they feel the accountants are going to move this out of capital and put it in repair and maintenance. I would recommend the correction be done at this time with a simple motion.
7. Replacement of snow plow – There is a need to replace a worn out plow, we are only purchasing the plow assembly, and the truck side is in good shape. The cost is \$4107.50 to be paid for out of the vehicle replacement line.
8. Benches – Last month it was recommended to look into the purchase of blue stone benches. Holbert Quarry does have them, they can be cut to what ever size we would like. The cost is up to \$200 depending on size. I would suggest the board motion to spend up to \$1500 for installation of benches and possibly a table. This would include the cost to have them engraved or have dedication plaques installed.
9. Falling Waters emergency access – I have spoken with the people at Riverview Estates, they have agreed to cooperate and look at the feasibility of creating this

access way off of Robin Way. There would need to be some preliminary work done to study the project. I would suggest budgeting \$5000 from the Capital project planning line.

### Public Safety

1. Normal activity for the month.
2. New vehicle on line.

### Maintenance

1. Beach – Bathrooms will be open while weather permits.
2. Culvert on Powderhorn – Paving to be completed.
3. Horse trails – Work has been completed, Laura is very happy with the work. She is asking to look at another section which she has money in her land management budget.
4. Fitness trail – Signs have been ordered for all individual equipment.

### Summit

1. Summer ended well.
2. Winter menu is being developed.
3. October Fest was a success, thank you to all the volunteers.

### Administration

1. Hours – Back to spring/fall hours.
2. Mailing for November meeting have gone out.