

**MASTHOPE MOUNTAN COMMUNITY POC  
GENERAL MEMBERSHIP MEETING  
MASTHOPE PROPERTY OWNERS LOUNGE  
LOWER COMMONS  
NOVEMBER 12, 2011**

Transcriber: Donna O'Grady

- 10:10AM Meeting called to order & Salute to the Flag
- 10:12AM Steve Stern stated to the audience to review the agenda. We would like to make a change so we can document the vote; so we will motion to allow for a written ballot.
- 10:26AM Motion is to allow for a written ballot and take the vote immediately after the President's Report.
- 10:28AM S. Stern stated the motion is on the floor.  
  
Maker: Steve Stern  
Second: Robert Sierpinski – Lot 572CF  
Motion passed by visual inspection
- 10:30AM S. Stern suggested motioning to waive the reading of the Minutes.  
  
Maker: Harry Harrison – Lot 819AM  
Second: Joseph Kosiba – Lot 213FW  
Motion passed by visual inspection
- 10:32AM Motion was made to accept the Minutes  
  
Maker: Rick Cantatore – Lot 1047FW  
Second: Joseph Kosiba – Lot 213FW  
Motion passed by visual inspection
- 10:33AM S. Stern the numbers for a quorum are as follows:  
*102 Property Owners signed-in*  
*294 Directed Proxies*  
**Steve Stern stated we definitely have a quorum**
- 10:34AM Dan Clark – Treasurers Report (see attached)  
D. Clark stated that this Report will be published on the website
- 10:35AM Questions on the Treasurers Report: Robert LaPlace questioned the 95% Dues income. Mr. LaPlace questioned if it was because property owners are not paying their dues. Dan Clark responded he does not

have the October numbers and those numbers will reflect the payment plan people. The number of property owners on payment plans this year is smaller than last year. Karen Kilgallen is our Collection Manager and pursues the dues for Masthope. Karen has very high numbers this year

10:40AM

Robert Ferretti gave the Presidents Report. Bob Ferretti went over the additional committees formed by the Board of Directors. The Master Plan Committee is most important committee formed. The Master Plan Committee worked from the survey sent out. The Board of Directors or Management had no input in what we are voting for today. Also formed was the Covenants and Rules Committee. This Committee is going over all our Rules and Covenants and making recommendations; not the Board of Directors or Management. These recommendations will be presented to the Board of Directors and then our Attorney for finalization before they go to the membership. This is an on-going committee. The other committee we formed is the Renters Committee; this committee is very controversial. We are revising our renting rules and these revisions have been passed to our attorney. We have also formed a UCC Building Committee.

Several years ago the Board of Directors created the Hank Brinkworth Award. The person receiving the award this year has been a vital part of our community. He runs the ski committee, ATV program, first-aid; cell tower and serves on the Master Plan Committee, and Communication Committee. The Hank Brinkworth Award for 2011 is being presented to Sheldon Langer.

11:04AM

Joe Gladis presented the Master Plan Committee Report. J. Gladis stated almost thirty-five (35%) of the community responded to the survey. He then explained the ballot to the property owners. Regarding the beach expansion; it went out on the survey as a beach expansion but we could not convince the property owner to sell their property. We decided to present it as Beach Improvement. The improvements will include a two (2) story building with year round usage, playground replacement with landscaping. The playground will be moved to the back in order to make more room on the beach. The building will be twenty-one (2100) hundred square ft. and it can be used for year round bingo, ice skating, pot luck dinners, etc. The Pool Expansion with Splash Pad will increase the seating to one hundred twenty-five (125) and the splash pad is very popular with young children.

The River Park Enhancement will improve the grounds, boat access and parking. It will also add grills, tables, playground equipment and portable bathrooms.

The Pool Seating Expansion will increase the decking and seating around the pool by approximately one hundred twenty-five seats.

As far as the Additional Pool we are not sure where we would put it. We might be able to put an additional pool on the top of the mountain.

An Indoor Pool would also be limited because of space and there would be very limited space for bathrooms and lockers.

Lastly is the 7.5% Contingency Assessment for all approved projects. We put 7.5% contingency on each project to cover all costs and if not needed it will be eliminated.

Any project that is approved today will be placed in the new budget.

Joe Gladis thanked the committee for all their hard work.

Steve Stern again explained the wording in number 7 – Approve a 7.5% Contingency Assessment for any approved Project and stated any project that is approved today will be placed in the new budget.

Joe Kosiba – Lot 213FW – questioned the financing of the projects.

Joe Gladis responded the Board will be looking into financing depending on what projects are approved.

Joe Galanti – Lot 655MR – questioned building by the lake and DCNR.

Randy Schmalzle responded – Our engineers took into account the new rules from DCNR and Conservation.

Jim McMahon – 246FW – questioned if the property owners would know the vote of each project before the next one is voted on.

Steve Stern responded no, because of the directed proxies we cannot vote for each project separately, the vote has to follow procedure and the vote will be for everything at one time.

Jim McMahon – Lot 246FW – would the beach facility be used all year round; will it have a kitchen and can we rent it out.

Joe Gladis responded yes.

Carl (Name & Lot inaudible) questioned the ball field and athletic courts relocation.

Jose Gladis responded those items have to be moved because of the cell tower and have nothing to do with this vote.

Rose Perrotti – Lot 164RF – Thanked the committee for their hard work.

Ms. Perrotti stated she does not agree with the survey; the pool is crowded because of the renters and she cannot support any of this because of the renters. Who will the additional seats and splash pad be used by?

John Singleterry – Lot 484FW – stated the report is incomplete. What about the ski lifts and trails; those items were not on the survey.

Sheila Chiffriller – Lot 149MR – would the building at the beach accommodate ice skating on the lake or can we put a rink in for this season.

Joe Gladis responded we tried to put a rink on the ball field and it failed. Dan Clark added we are researching putting a rink up this winter and use would be no-charge to the property owners.

Rita Kavanagh – Lot 972FW – how is parking going to be handled at the lake with the new year round building?

Joe Gladis responded parking is part of the project.

R. Kavanagh – Lot 972FW – questioned if the Beach Improvement is not approved at this meeting is it possible just to do the parking expansion.

J. Gladis responded yes, it might be possible to improve parking at the lake regardless.

Maria Janucik – Lot 699FW – stated what is really bad are the fumes from the jet skis and boats. Is there anything we can do concerning this issue?

Joe Gladis responded he does not know how we can control it.

Maria Janucik – Lot 699FW stated it seems to be worse when the vehicles are first started. Is there a way to move the watercraft elsewhere?

Joe Gladis explained that the ramp for the boats cannot be moved.

Michele Torre – Lot 908MR – stated the community has grown; there are more homes with the potential of at least three hundred more being built; we need additional amenities. The additional amenities would definitely be an improvement.

Shelia Chiffriller – Lot 149MR – spoke in favor of the additional amenities.

Lou Cerulli – Lot 343MR – questioned if the splash pad would be an amenity or would it be part of ski.

Joe Gladis stated that the splash pad would part of the Masthope amenities.

Lou Cerulli – Lot 343MR – also stated that the additional amenities would keep property owners in this community instead of going elsewhere to use outside amenities.

Steve Stern stated we are ready to vote, but before that Bill Owens, our accountant will explain the directed proxy again.

Bill Owens stated that his office is the only ones that see the proxies. Masthope gives Owens & Co. a list of the members in good standing and his office makes sure that everyone who sent a directed proxy in is a member in good standing.

S. Stern requested everyone to be seated and explained how the vote will take place. There is a deposit box for each item being voted on which is color coded. Property Owners are to put their votes in the matching box.

Steve Stern made a second call for votes. After a few minutes the voting was complete and were taken to the back to be counted.

Randy Schmalzle – Community Management Report – Randy stated the summer was great with the exception of the floods and hurricanes. The Activity Staff did a great job and June was very diligent keeping young and old busy. The extended office hours were successful. The generator came on-line for Memorial Day Weekend and ran for a total of 330 hours to date. We were lucky in October with the 12” of snow. It was a nasty, slimy snow and maintenance was up and running. The trucks were ready and the salt and cinders were in.

Randy addressed the upper lodge and enclosing the upstairs because of the noise. This project should be complete by Thanksgiving with all work being done in-house.

Cell Tower – We should have cell service by mid-November. Verizon and Cellular One will be on the tower first and others should follow. Continue to call your provider and ask them to put an antenna on the tower.

We have formed a bunch of new committees over the past year and it's been very refreshing to work with these committees. The Documents Committee will probably be the most lived committee; they are going through the documents piece by piece.

Winter is the last item. We look forward to seeing everybody come up to ski.

Please do not use the snow making pond for winter activities; use the lake only and please be careful.

We thank everyone for letting Recreation Management work at Masthope and our doors are always open.

Ron Schmalzle – Ski Report – Open house the other night and was a great success. Ski should be open the second or third week of December. We will start making snow by Thanksgiving; we are on weather watch now. The snow board fleet has been replaced with an updated state of the art system. The stickers are ready for validation.

Another new improvement is a webcam. We paid approximately seven thousand (\$7,000.00) dollars for a webcam that will stream all day long; which means you will be able to watch ski on your television during the day and some nights. We are looking forward to a very exciting ski season.

Steve Stern stated if anyone has any question please come up to the microphone.

Gary Lustig – 203RF – questioned if anything could be done about people saving tables during the ski season.

Ron Schmalzle responded no tables should be saved. This is going to be enforced this season with the help of Public Safety, but it's a very challenging issue. Ron asked for cooperation from the property owners regarding this issue.

Gary Lustig -203RF – asked if there could be lockers in the ski building.

Ron Schmalzle responded we do have lockers in the ski building.

Carlo Dianda – Lot 928RM – stated the cell tower is great idea, but it's an ugly cell tower.

Ron Schmalzle responded it looks better than the pictures we were given to the property owners and I'm not sure there is anything we can do to camouflage something like that, but we will try.

Mike O'Connor – Lot 602FW - also stated that the buying lots program was a great program and is it still in effect?

Randy Schmalzle responded that the program is still in effect.

Mike O'Connor – Lot 602FW - asked if the webcam will be linked to the website.

Ron Schmalzle responded they will try.

Property Owner asked if the cell tower could be turned into a pine tree.

Ron Schmalzle stated he does not think there is a really good answer out there, but it will be looked into.

Lou Cerulli – Lot 343MR – stated the community should revisit the Welcome Center idea again; this would control who is entering and exiting the community.

Pavel Beliakov – Lot 577FW – requested researching a skateboard area for the teenagers.

Ron Schmalzle responded that management will look around for another place for the skateboarders.

Joann LaPlace – Lot 849MR – questioned if there will be a gate checker for the upstairs in the Lodge. Joann LaPlace stated that parents are not watching or supervising their children. The upstairs is being trashed.

Steve Stern stated that the Board of Directors is reviewing this issue at the next meeting.

Joan LaPlace asked S. Stern if she could present a solution. S. Steve requested the solution in writing.

Claudio Gallina – Lot 569MR – questioned if the terrain park will be expanded.

Ron Schmalzle responded yes we plan to continue to expand that area and have more adult supervision.

Randy Schmalzle thanked Karen Spano and the committee for implementing and handling the Feral Cat Program. It was stated that Karen Spano is still taking donations.

New Business:

Ralph Silvestri – Lot 175FW – Thanked everyone for filling out his forms and handing them back. Ralph stated approximately eighty (80%) percent of the people have filled them out and returned them; if anyone else has them please hand them in. The second thing is as a board member I brought before the board of directors "term limits" for the members of the board of directors. My proposal was voted down, so I prepared a petition and if you are interested you may sign the petition before you leave the building.

Sammy Gross – Lot 899FW – voiced his disagreement with Ralph Silvestri regarding the term limits.

Steve Stern stated we are having a short break while we wait for the results of the vote. Whatever passes today will be reflected in the new budget.

The results were as follows:

Project #1:

Property Owners Present:

Yes – 71

No – 97

Directed Proxies:

Yes – 162

No – 129

Total Votes: Yes – 233 No – 226

BEACH IMPROVEMENT - **PASSED** by 7 votes.

Project #2:

Property Owners Present:

Yes – 67

No – 102

Directed Proxies:

Yes – 130

No – 155

Total Votes: Yes 197 No – 257

POOL EXPANSION W/SPLASH PAD - **DEFEATED** by 60 votes.

Project #3:

Property Owners Present:

Yes – 119

No – 51

Directed Proxies:

Yes – 172

No – 120

RIVER PARK ENHANCEMENT - **PASSED** by 120 votes.

Project #4:

Property Owners Present:

Yes – 91

No – 78

Directed Proxies:

Yes – 123

No – 145

POOL SEATING EXPANSION ONLY- **DEFEATED** by 9 votes.

Project #5:  
Property Owners Present:  
Yes – 32  
No – 136  
Directed Proxies:  
Yes – 38  
No – 227  
ADDITIONAL POOL - **DEFEATED** by 293 votes.

Project #6:  
Property Owners Present:  
Yes – 62  
No – 105  
Directed Proxies:  
Yes – 82  
No – 194  
INDOOR POOL - **DEFEATED** by 155 votes.

Project #7  
Property Owners Present:  
Yes – 91  
No – 72  
Directed Proxies:  
Yes – 136  
No – 142  
7.5% CONTINGENCY ASSESSMENT FOR ANY APPROVED  
PROJECT - **PASSED** by 13 votes.

Steve Stern stated if you have any questions regarding what passed; the projects are as follows:

Project #1 – Beach Improvement passed  
Project #3 – River Park Enhancement passed  
Project #7 – 7.5% Contingency Assessment passed  
All other projects were defeated.

Steve Stern called for a motion to adjourn the meeting:  
Joann LaPlace – Lot 849MR - Motioned to adjourn  
Joe Kosiba – Lot 213FW - Second motion to adjourn  
Meeting was adjourned at 12:32 PM.