

**Masthope Mountain Community
Board of Directors Meeting
September 17, 2011**

**POC Office Boardroom
Transcription: Diane Longo**

- 8:30 AM** **Call to Order and Pledge of Allegiance**
- 8:31 AM** **Roll Call: S.S.; B.F.; D.C.; R.S.; P.B.; J.Gl.; J.K.; P.T. (E.McC.; G.D.; M.B. – excused)**
- 8:32 AM** **Approval of Agenda – approved**
- 8:35 AM** **Motion to go into Executive Session**
- 9:50AM** **Motion to come out of Executive Session**
- 10:55AM** **Approval of the Minutes – September 4, 2011 – accepted as given with correction**

10:57AM **Treasurer’s Report – Dan Clark -**
Period ending August 31, 2011

Lots

Billable	1800 (11) < 1804 (10)
Paid in Full	1332 (11) < 1366 (10)
Outstanding	468 (11) > 438 (10)
Payment Plan	136 (11) < 153 (10)

Unrestricted Income & Expense Year to Date

Revenues to date	\$2,404,706
Expenses to date	<u>\$1,328,416</u>
Surplus / Deficit to date	\$1,076,290

Summit

Income	111,495
Expense	<u>111,405</u>
	90 Surplus

Budgeted

Income	1,057,000
Expense	<u>1,029,500</u>
	27,500 Surplus

To Date

Income	373,271
Expense	<u>416,014</u>
	42,743 deficit down from 66,061 EOM June

Market Place

Income	44,450
Expense	<u>45,604</u>
	1,154 deficit

Budgeted

Income 399,900
Expense 391,000
8,900 deficit

To Date

Income 149,739
Expense 147,825
1,914 surplus up from 5,963 deficit EOM June

Any questions? none
Report accepted as given

11:05 AM

Correspondence

None

11:05 AM

Committee Reports

a. Master Plan – Joe Gladis

Will finalize information & notice will go out to property owners regarding results of survey with the mailing for the Nov. meeting. Top three choices based on survey/committee recommendation are beach improvement; pool expansion with splash pad; river park. It will have the assessment for 15 years & it is up to the community to decide on what projects to proceed. (more detailed explanation given on projects)

Motion:09:17:11:1

Whereas the Master Plan Committee has formulated a list of projects, plus associated costs, to be voted upon at the November GMM as whereas the Committee has recommended certain projects over others
Therefore be it resolved that the Masthope Mountain Community Board of Directors supports the Master Plan Committee's recommendations for the following projects:

1. Beach Improvement
2. Pool Expansion with Splash Pad
3. River Park Enhancement

Maker: Steve Stern

Second: Ralph Silvestri

Vote: 8-0- 3 absent; motion passes

b. Ski/ATV – Sheldon Langer

Ski Swap scheduled for Nov. – no report

c. Real Estate – John Hogle

no report

d. Audit Committee – Foster McCoy

no report

e. Covenants / Handbook– Paul Bakos

Work in progress – putting the two sides together slowly. Will put final recommendation together for Board and Attorney for review.

f. ECC – Russ Longo/Peter Torchio

Before report given – Peter Torchio reads letter to board and property owners present regarding ECC objectives/rules.

As of August 11 – number of permits
New Homes – 2; Additions – 0; Decks – 3; Garage – 2; Shed – 3;
Siding – 2; Roofing – 3; Tree – 10; Blasting – 2; Burn – 17;
Paint/Stain – 12; Sign – 21/11; Dock – 1; P.G. Patio/Drainage – 3; Final – 7

g. Westcolang Lake Association – Joe Kosiba

In possession of letter from Property owner on lake to be discussed at next meeting. Trying to get all entities of organization to have same set of rules.

h. Communications – Ralph Silvestri

Had meeting on Sept. 10 & discussion with Brian Divalus of Lock Data to understand capabilities of our website. Explained we need it to be more communications not selling tool. Ideas for website discussed. Will also talk to Chris Marshall about server. We will be looking for another person to get on committee who is familiar with web design; revamping Channel 80; conducting a customer service satisfaction survey; emergency communication to membership – possible email blasts, constant contact.

11:12 AM

President's Report - Bob Ferretti

I spent time with ECC – from 9am to 3pm. I am amazed at the amount of work being done by committee. We're making some changes. ECC doing a terrific job. Community is looking better & will continue to do a good job. They have the support of the board.

Next issue that I received large number of complaints was with rental situation. We have received strong opinions from our attorneys about what we can and cannot do. We cannot tell people they cannot rent their homes. We may be able to put limitations. In process of acquiring as much information as we can & form a committee/task force to come up with ideas; propose to board & submit to attorney for review.

I have reached out to President of Fawn Lake – meeting about Lake issues.

Use of Ball field – little or no use; asked Randy to start preliminary procedure to move courts down to ball field area; make additional parking; get better utilization out of property.

Appointing Jim Fox to ECC committee as an alternate member.

Motion:09:17:11:2

Whereas there is a need for another alternate member for ECC Committee
Therefore be it resolved that the Masthope Mountain Community Board of Directors appoint Jim Fox as an alternate to the ECC Committee.

Maker: Bob Ferretti

Second: Dan Clark

Vote: 8-0-3 absent; motion passes

Also, thank you to management and June Carrozza for 911 Service

11:30AM

Management Team Report – Randy Schmalzle

Thanks to everyone who participated in the 911 ceremony. The brunch supplied by Jack and his crew was a great success.

On September 15 there was another power outage affecting the entire

community, it lasted approximately 9 hours. The cause was a tree down on Westcolang Road.

I met with a PPL representative who is looking for some right of way changes; they will be adding a 3 phase line from the Fawn Lake pool to our front entrance. This line will provide some redundancy in the event of future problems.

Unfortunately it would not have helped in the latest outage.

The staff had an end of summer gathering this past week at the beach; many attended and shared some incredible food. Thanks to Jack and June for the organization of this event. With “mud season” in play everyone is recharging and preparing for the best season, ski season.

Maintenance Report:

Pool – Closed for the season, winterized and cover installed. There will be some work done in the pump house to bring equipment up to current standards.

Beach – The beach will remain open for the next several weeks.

Roads – Wayco has been contracted and will begin work at the end of the month with patching and paving.

Stables – Lease horses have been returned; staff will be doing trail work and preparing for winter.

Fitness Center – Everything is going well.

Public Safety – Public safety remains busy, during a recent power outage the lodge was kept open for public use until power was restored at 2am.

Administration – the office hours will be changed back to off season hours, closed Tuesday and Wednesday and closing at 4:00 on Friday.

A review was completed by our workers comp carrier, it went very well with only a couple recommendations. Those recommendations will be reviewed and possibly implemented.

Activities:

Plans are underway for the fall with the Oktoberfest being our featured event.

With the tremendous success last year we look forward to a great event.

The haunted hayride will return with many other great events.

Items for Discussion:

1. **Blueberry Court** – the project will be complete by the end of the month. We are now dealing with a drainage issue discovered in the area.
2. **Aqua fire hydrants** – Aqua is providing an estimate to install an additional hydrant on the corner of Powderhorn and Constitution. They are also near completion of the water main project.
3. **Cell Tower** – We have been told the project is underway, all equipment has been ordered and installation is being scheduled.
4. **Drainage** – We continue to have drainage problems in the community, some have been addressed while others will need on going attention. Outside resources will be brought in to review the problems and offer possible solutions.
5. **Fuel tanks** – the new tank is in place and all required work done, we are waiting for final state inspection.
6. **Loft wall** – I have beaten this project to come up with a final number for your review. The most expensive part of the entire project is the glass for a total of over \$16,000 with a project total of just under \$25,000. The project would be

done with a combination of in house staff and outside contractors. If approved we could get this done in October.
Estimate of materials needed for this project attached to report.

12:00PM New Business

- a. Rental Town Hall Meeting – October 15
Monitored by the board
- b. ECC Town Hall Meeting – October 15
- e. Preparation for Nov. GMM – letters completed for mail out to Property owners – Agenda, letter, Master Plan letter, Directed Proxy vs. POA

12:12PM Property Owners Time

Carl Harrison 22FW – thank you to Peter Torchio for reading letter regarding ECC; my suggestion for upcoming meetings is that comments should go out to property owners.

Bob Ferretti – letter written by Fred Summers will be going out & posted.

John Grandy 6CM – it is very vague what you need a permit for; need clarification

Tony Restivo 281FW – on the vote for surveyed items is it a majority vote?

Steve Stern – it is a majority vote; people at meeting will vote; directed proxy will be mailed out – based on by-laws quorum needs to be present. You need to be up to date with dues to vote. Directed proxies are sent to our accountant. Majority will prevail.

Amos Lemmerman 405MR – what has worked in low tech solutions as far as power outages? Have you thought about using CB radios? Another suggestion to generate revenue stream would be recycling.

Liz Dahl 1032FW – in regards to sound proofing loft – why spend it? Building is made of metal.

John Grandy 6CM – point of information as far as photographing meetings – a motion was made not to tape meetings. Another suggestion regarding paying for amenities with assessments – do we also look at loans?

Dan Clark – we are looking at a 15 year term loan; meeting with banks to go over terms.

Mike Weisbord 456MR – how did we come up with the numbers for the projects?

Randy – Kiley and Associates supplied numbers for beach; went with industry standards; went out to manufacturers.

Leatrice Langer 458MR – is it going to be in letter to property owners about costs?

Bob Ferretti – process is studying construction standards – there are a number of books that large companies use accurately; take general cost and get bids.

Steve Stern – we need to contact attorney before the November GMM.

Bob Ferretti – I would say hold off until March GMM.

12:32PM Motion to adjourn

Maker: Peter Torchio

Second: Joe Gladis