

**Masthope Mountain Community
Board of Directors Meeting
December 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.; J.Gl.; J.K.; P.T.; G.D.; M.B.; P.B.; E.McC.**
- 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**
- 9:55AM Approval of the Minutes – November 19, 2011 – accepted**
- 9:57AM Treasurer’s Report – Dan Clark -
Period ending November 30, 2011**

Lots

Billable	1799 (11) < 1801 (10)
Paid in Full	1507 (11) < 1549 (10)
Outstanding	292 (11) > 252 (10)
Payment Plan	128 (11) < 140 (10)

**1321 Improved Lots (11) > 1296 Improved Lots (10)
478 Unimproved Lots (11) < 505 Unimproved Lots (10)**

Unrestricted Income & Expense Year to Date

Revenues to date	\$2,797,313
Expenses to date	<u>\$2,125,781</u>
Profit / Loss to date	\$ 671,532

Summit

Income	\$41,291
Expense	<u>\$54,991</u>
	\$13,700 deficit

Budgeted

Income	\$1,097,000
Expense	<u>\$1,054,500</u>
	\$ 42,500 surplus

To Date

Income	\$501,821
Expense	\$505,219

\$83,875 deficit up from \$70,176 deficit EOM October
This is an increase in the average loss per month \$11,696 per month to \$11,982 per month.
This is a decrease in the average loss per month from \$12,465 per month to \$11,696 per month.

Market Place	
Income	\$24,741
Expense	<u>\$27,322</u>
	\$ 2,581 deficit
Budgeted	
Income	\$391,000
Expense	<u>\$399,900</u>
	\$ 8,900 deficit
To Date	
Income	\$239,404
Expense	<u>\$248,816</u>

\$17,642 deficit up from \$15,266 deficit EOM October
This is a decrease in the average loss per month from \$2,544 per month to \$2,520 per month.
This is a decrease in the average loss per month from \$2,797 per month to \$2,544 per month.

Report accepted as given

10:05 AM

Correspondence
None

10:05 AM

Committee Reports

- a. Master Plan – Joe Gladis
Nothing new right now
- b. Ski/ATV – Sheldon Langer
No Report
- c. Real Estate – John Hogle
No Report
- d. Audit Committee – Foster McCoy
No Report – waiting for some information
- e. Covenants / Handbook– Paul Bakos/Carl Harrison
Slow process – still working on document; putting final draft together before going to legal with some questions.
- f. ECC – Peter Torchio/ Russ Longo
nothing new to report at this time
- g. Westcolang Lake Association – Joe Kosiba
Nothing new
- h. Communications – Ralph Silvestri
still discussing the community newsletter; weekly messages; looking for feedback from management & board; will submit items for “did you know” for January. Received a few solicitations on personal email – should be for board use only. Maybe we can offer Masthope email address for communication. Would like to do a demographic survey in community so we can plan better. Can management provide a list of changes made to website? Would like to create database into system for emergency contact; looking to have a meeting with the communication team on Jan. 28; Is it possible to recycle aluminum cans and proceeds

help support animal project; the other night was the employee party – thinking about employee recognition going forward.

10:50 AM

President's Report - Bob Ferretti

- a. Our Chef, John Hunt, has left us. We are assured things will be running the same way. We have individuals that were under John that are very good.
- b. We formed a Renter's committee – we still do not have solid confirmation that crowding is from renters and not from property owners. A petition has come to us stating by-laws say we don't have right to transfer our amenities to anyone. We sent to Alan Young & he said no validity - still searching for solutions. This is a strong committee looking to curtail rentals; attorney has said we cannot. This is a good group & we have had strong discussions. Next meeting with group & attorney in late January.

Editorial Comment: when we built the pool in 2001 we found that from 2002 to 2010 we had 500 homes built. That is roughly 5,000 more people – we have to look at that much more carefully. We need stricter rental policy. I would like to propose a moratorium for 1 year & carefully monitor the usage to come up with exact figures. During that time we will make some changes to administrative policies regarding renters – tighter security.

Dan Clark – Board approved the purchase of new scanners – that will help with numbers – will be operational before Memorial weekend.

11:10AM

Management Report –Randy Schmalzle

Summit – Staff is in place for the coming busy season, Jack has completed training and will layer staff with experienced and new until all the new staff is up to speed. New uniforms are being worn; they are very simple and give a great clean appearance.

The new menu has been a success with many positive comments from staff and guests, the look is great and food is wonderful.

Roads – We only have had one storm event since the last meeting, the staff is ready and material and equipment are on site. It is a pleasure to have Matt Martin back on staff as our mechanic; he is doing a great job with the trucks some which are being a challenge.

Stables – The stables are doing well, they are busy working on the facility and caring for the herd. Thank you to John Grandy for helping transport 2 horses that were given to Masthope by a former boarder. Laura reports the horses are assimilating well with the herd and are in good physical shape.

Fitness Center – Hours at the fitness center are being returned to a normal schedule, we will look to expand them again in the summer season.

Public Safety – The staff continues to be busy and is gearing up for a busy ski season.

Administration – The office will be extending hours as we come into ski season the additional hours will be on Friday and Sunday.

Activities – There are many activities on going. Please see the messages for the schedule.

Items for Discussion:

1. Cell Tower/Cell One – The tower is totally up and running, they have done a survey of the community and coverage is as they had expected. Cell one will be stationed in the lodge on Thursday and Friday of Christmas week, they will have promotional

material and answering questions.

They have also provided the community with two loaner phones for public safety to test, they are working very well, we anticipate changing our carrier to them in the near future.

2. Loft wall – The wall has been completed to the point of the doors being installed. At this point we are dealing with some permitting for the doors and should have that in place quickly.
The difference is already very noticeable, we have had several meeting in the loft and even without the doors the noise was minimal from below. Thank you to Mike Harnish for his great work on the project.
3. Tennis and Basketball court – A meeting was had this past week with the engineers and they are continuing to prepare plans for submission.
4. Riverpark – The survey crew and engineers were on site this past week to review the potential project and discuss what regulatory issues we may encounter.

Bob Ferretti – something I omitted from my report before – when we had the town hall meeting several months ago we created a list of ordinary repairs not needing a permit. That is available now.

11:30AM **Old Business**
c. Vehicle passes – tabled & put in for next year’s budget
d. Rental Policy – discussed previously

11:33AM **New Business**
a. Aqua Rate hike – they are asking for 18% increase – they may get 6 to 8%. John Provolitis looking into it.
b. Motion on Timeshare unit contract

Motion:12:17:11:1
Whereas 1 unit of the timeshare houses was not sold and a bid for the same amount as the other units by Christine Zaharadis
Therefore be it resolved that the Masthope Mountain Community Board of Directors has approved the sale to Christine Zaharadis and allow her to do some repairs to roof & windows with a good faith deposit. The closing of this property 472FW will be held May 1, 2012.
Maker: Marge Brinkworth
Second: Ed McClary
Vote: 11-0; motion passes

11:40AM **Property Owners Time**
Carl Harrison 22FW – are there any plans for the warm weather season regarding the gypsy moth problem? Is there a contingency for spraying if needed?
Dan Clark – there is nothing in the budget specifically for that but we have contingency funds for what we need; conservation has program also.
John Grandy 6CM – request for rear parking lot light not working; would like to see balcony area get electric on wall; if you get a surveyor to do the river park, he can also do the boundary line; in regards to recognizing employee of the year – we have a problem because we also have seasonal employees.
Skip LaVigna 150MR – the repair list should go to the ECC before it goes out to the public. Is Summit down in sales or expenses? We still lack consistency in Restaurant.

Dan Clark – no expenses are up – income is up but the disparity between the two is larger.

Rich Seidel 578MR – Restaurant has turned around but there have been a lot of missed opportunities. Thanksgiving week we were closed 3 nights. Have scramble open for meetings; have a promotion on a Sunday afternoon; recyclables used to be taken from bar area – this is more money we have to pay.

Maria Porter 1246FW – are we replacing lights in the lodge?

Randy – to date we have replaced 27 of them. Lower pit is done; new shades for lights were ordered.

Lou Cerulli 125FW – Is there any consideration to alter the menu in the restaurant to suit families better? Serve family style for large groups – this might also help with the consistency issue.

John Grandy 6CM – pertaining to ECC there is a rumor about things on trees.

Bob Ferretti – no all contractors are in compliance

Joe Gagnon 232FW – looking for update in regards to survey; the new building that's going up by the lake, are we going to have the same problems with it like the restaurant?

Dan Clark – no the scale is somewhat limited.

Rich Seidel 578MR – vehicle stickers tabled but down at river park public safety will have no idea who is down there.

Randy – it's tabled in this budget – the need will be next summer so it will be in next budget.

12:15PM

Motion to adjourn

Maker: Ed McClary

Second: Peter Torchio