

**Masthope Mountain Community
Board of Directors Meeting
October 28, 2017**

Transcriber: Kelli Myers
Beach House

8:30 AM Meeting called to order and Pledge of Allegiance said.

Roll Call: Present –Foster McCoy, Bruno DeVinck, Dan Clark, Ed McClary, Michele Torre, James Graziano, Peter Torchio, Jim Fox, Gerhard Buhler and Richard Neidkowski.

Absent: Eugene Principe

Foster asked for approval of the agenda. Agenda approved unanimously.

Foster asked for the Approval of the Minutes from the September 22, 2017 Board of Directors Meeting.
The Minutes were approved unanimously.

Treasurer's Report- for period ending September 30, 2017. Gerhard Buhler-see attached.

Treasurer's Report was approved unanimously.

Correspondence Report- Dan Clark-Received correspondence from Rose Perrotti. Dan read the email aloud. It was addressing the Covenants and the enforcement of no trailers. The Board received a letter from Tom Carasiti that gave accolades to Joe Gattuso and the Summit Restaurant. He received the "Organization Contribution Award". Joe hires developmentally disabled individuals. He allows these individuals to learn a new life skill which promotes self-worth. See attached. Dan stated that is a job well done and that the letter will also be publicized at the next General Membership Meeting in November.

Foster called for Committee Reports

- a. Ski & ATV-Sheldon Langer-ATV is quiet right now. Randy stated that they completed the moving of the Magic Carpet. Mountain is mowed and cleaned. They will be testing the water system in a couple of weeks. He will be going to pick up the final four snow guns next week.
- b. Audit-Maria Porter-All things are going well. The Committee met with Joe from the Summit. They are looking into the Community's fixed assets. They would like to meet with Gerhard and Jerry from maintenance. Foster added that Gerhard's Reserve Study is very thorough and the Committee should review that document.

- c. Strategic Plan-Vickie Graziano-The Committee has nothing new to report. They are focused on having the finishing touches completed on the miniature golf course.
- d. ECC-see attached
- e. Westcolang Lake Association- Dan Clark-There was a quick meeting on Sunday. Officers were rotated. Dan is now the Secretary. Pat Gill wanted to extend her gratitude to Masthope for opening the lodge to Fawn Lake residents during the pipeline incident.
- f. Documents-no report.
- g. Fire Prevention-Jim Fox-Nothing new to report. Still hasn't heard from Bill. Nothing is burning.
- h. Beautification-Leatrice Langer-The Committee has accomplished quite a bit. The new signs are up around the Community. There are plantings at the four corners. She looks forward to the next meeting.

President's Report-Dan Clark-no report.

Manager's Report-Randy Schmalzle-see attached.

Old Business:

Reserve Plan-Gerhard Buhler-In June, an ad-hoc committee was formed with Foster, Randy and Gerhard. The Committee discussed a reserve plan and would analyze what we have in MAR, RCA and F&B funds and what are our respective assets. Since June, they have been working on creating a framework to know what our annual contribution is to the reserve funds and how the funds are allocated to specific assets. Foster asked if there was a discussion. James announced that he did not contribute to the study but thought it was very appropriate and appreciates the work Gerhard put into it. Foster added that it is very well done and professional. The treasurers of the past admitted to not having that ability to create such a well drafted document. The Board is fortunate to have Gerhard as a member. The Board had the opportunity to review the study and will need to vote whether or not to adopt it as policy. Gerhard added that if it is adopted, he would work with Randy and figure out what assets would go under which rule (RCA or MAR). Foster reminded the Board that we are going into our budget time.

The Handbook update-Foster explains that they were trying to clean up the Handbook and fix loopholes. The ATV section needed to be clearer. The fine schedule needed to be refined. Ed noticed that the boating section could be cleaned up also. Randy suggested to hold off to next month for handbook changes. Dan suggested that they should do a January 1st release of the updated handbook. The Board agreed.

Rose's letter regarding trailer enforcement-Dan explained that the Board needs to make a decision and direct Randy and ECC as to how they want to treat trailers in the community. According to the Covenants, no property owner is to have a visible trailer anywhere on their property. It must be screened. The question remains if the Board is going to enforce that rule. That rule would apply to boats, ATVS, construction trailers, etc. Bruno added that another problem is that the Covenants does not define what type of screening. Screening could make it worse. Dan explained that they had a meeting with Alan Young and he told the Board that they could decide not to enforce the trailer section of the Covenants. James was asking Dan about the meeting with Alan Young. Dan explained that Alan attended a Document Committee

meeting and told the Committee that Masthope really is governed by one set of Covenants. The last set drafted would be the governing set of Covenants. In those Covenants, it clearly states that all trailers must be stored in a garage or attractively screened. James contributed that ECC could grant waivers to property owners allowing them to have a trailer on their property unscreened. Randy responded that was not recommended because it would be subjective. James added that we just enforce the rule if someone complains about a trailer on a property. He continued that the Board has not come to a conclusion about trailers. He feels that ECC should come up with a waiver. Randy argued that it would be too subjective. If someone complains, either the owner is granted a waiver or given a citation. Bruno stated that the need is to change the Covenants. That is not a quick or easy solution. Randy reiterated what Alan Young said, that the Board could decide not to enforce the rule until the new Covenants are in place. Discussion ensued. Michele asked how long would it take to change the Covenants. Randy answered that it could take years. There must be 2/3 of all owners to vote. Michele added that the Board needs to think of the good for the whole. There are hundreds with trailers and a few with campers. To enforce the rule would disrupt the majority. A decision needs to be made to enforce, not enforce any, or just enforce RVs. James added waivers as a possibility. Foster concluded that the Board is stuck between a rock and a hard place. Then he addressed each member for their vote on whether to enforce, not enforce or enforce with a waiver. The majority voted to not enforce and attempt to change the Covenants. 6 voted to not enforce, 4 voted to enforce with waivers.

Property Owner's Time:

Rich Seidel 578MR-He would like the Board to consider revisiting the rules for propane tanks. Property owners can only have 2 tanks above ground and can only have up to 200 gallons above ground. A 300 gallon tank's shape would be more ecstatically pleasing above ground than a couple of 100 gallon tanks. The 300 gallon tank's profile is easier to screen.

Maria Porter 1246FW-Would like to know what is happening with the bingo machine. Dan felt that he could not address the question since he is acting as the president now. Randy said he is waiting to hear back from his bingo man. Dan did respond then. The bingo machine has been repaired but now it is not fixable. The machine died the Saturday of Oktoberfest. Dan found that embarrassing. He said that to get a new machine it would run up to \$15,000. Randy explained that he is not knowledgeable on bingo machines. He is willing to research bingo machines for Dan if so instructed. James asked can't he go lower tech? Gerhard asked if Lackawaxen EMS would do a cost sharing with Masthope since they receive the proceeds. Dan responded that he just calls bingo and doesn't have that answer.

Mary Apuzzo 919FW-She did a survey of the amount of money spent by bingo patrons. They purchase food and drinks. Foster is aware that bingo patrons do contribute to the sales of the Summit. A dispute arose about whether bingo is an amenity or activity. James asked if the bingo experience would be marred if the machine was lower tech. Mary stated no.

Mike Seyfried 157MR-Does not want to pay \$15,000 for a bingo machine. Suggests using a bingo app. He feels that the Board has the right to define what a trailer is.

Karen Spano 544FW-Asks if there was any resolution to the email chain that she forwarded to the Board. Dan said that they read the email and to forget it.

John Grandy 6CM-The Beautification Committee work with the signs look great. There are still a couple of signs in front of the Market that could be changed as well as some of the handicap ones.

Jerry Ferraiuolo 861FW-Asks if the servers could use wireless pads. Randy stated that they would not work with the current system in place. He explained that you could project bingo from an app onto a screen. He notices that construction equipment and pods are in the front of properties for a long amount of time. For what amount of time can a property owner leave something unnatural on their property?

Maria Porter 1246FW-As a Board member, are you legally responsible to enforce the Covenants. Ed responded no.

Rose Perrotti 164RF-A lot of time and money was spent on the enforcement of trailers from the Covenants. Randy explained that they are following legal advice. Alan Young told the Board that they could choose not to enforce that section of the Covenants. She is very disappointed that the Board decided not to enforce the Covenants. She noticed that there were some changes to the Covenants that there was not a vote. Dan acknowledged that he is aware of that and two were not registered. Randy explained that the one is not an actual Covenant but an attachment that follows the Covenants. It was not anything that impacts the Covenants, it just needs to be recorded. Rose said that the Covenants section on the house size was never approved. Dan and Randy further explained that the two additions to the Covenants were not done properly however if it does not get disputed within three years, it becomes a part of the document. Rose continued that as a Community, we need to trust that our rules and regulations are being enforced and updated. Rose stated that she is losing confidence in all of this. She is discouraged to find out that the rules and regulations are sometimes being enforced and at times not. There is a proper channel to change rules and regulations and that should be followed. She doesn't know what rules and regulations she should follow. She is officially requesting a list of what rules they should follow. Foster explains that they are following legal advice. Michele replied that she feels that she is being incredibly vague. She feels that since she has been on the Board that rules have been tightened and enforced. The Board made a decision on the direction that they are taking. They are trying to avoid waivers. The Board cannot be held accountable for decisions made prior to them becoming Board members. Rose stated that the actions today do not support what was just said. James acknowledges her frustration but feels that we need to move on. He continued that the only item not being enforced is the trailer issue. Rose brought up cars parked on the sides of the roadways. Michele answered that the Board wants that enforced. Randy stated that public safety was informed to ticket cars on the side of the roadways. If that was not being done, he would address his staff.

Mike Seyfried 157MR -He agrees with Rose but feels that we cannot come down too hard on everyone. He feels that the Board is doing a great job and the community is in great shape. He would like to see unimproved lots cleaned up and see the dead wood removed from the lots. Professional workers/landscapers should be monitored. He witnessed one blowing leaves from one property onto another. He feels that there should be a set of rules for professional landscapers. He would like to see Masthope Rapids on a sign like there is Masthope Falling Waters at the four corners. Right now, it reads, Masthope -Home of Ski Big Bear. A logo should not be rushed. He feels it should get feedback from property owners. Branding is very important thing and should be creative.

John Grandy 6CM-A friend of his received a parking ticket. There was another car next to it that just received a warning. He feels that there should have been an attempt to contact the owner of the illegally parked vehicle before ticketing. He feels that a PA system should be installed. It would aid in an emergency situation also. Randy explained to John that he knows of the incident with the vehicle that was ticketed. It went through the whole appeals process and the people were not nice. They were nasty to staff and himself. John asked why the staff can't have a bullhorn. He feels that the staff should try to locate the operators of illegally parked vehicles, so they can move it. The Board said no it is not the staff's responsibility to notify someone when they parked illegally. John mentioned what if there was an accident and parents need to be notified. Randy said we will get a bullhorn. Jerry Ferraiuolo understands what John is saying. Kayakers need to have a whistle or audible bullhorn to signal for help. Michele added lifeguards have whistles. It is very clear when there is an emergency situation occurring at the beach. The staff knows how to handle emergency situations. Skip stated that there is a bullhorn down there however you can't hear it over the loud jet skis.

Jeff Schaeffer 377FW -In past meetings, it was discussed about MMC creating a storage area for trailers. He believes it came down to a liability situation, but it could be the solution to the trailer issue. James responded that it was not desired by property owners according to the survey. Foster added that it would be a huge expense and liability to the Community.

MOTION 01:10:28:17

Whereas there is a need for a snow plow for the Community.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the amount not to exceed \$5,000 from the Capital Snow Removal line item for the purchase of a snow plow.

**FIRST: FOSTER MCCOY
SECOND: GERHARD BUHLER
MOTION PASSES: FOR 10, AGAINST 0**

MOTION 02:10:28:17

Whereas the food and beverage facility requires new additions.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the amount not to exceed \$6,800 from the Board of Directors Contingency line item to purchase a point of sale computer, the wireless network for the point of sale, and a griddle station for the Scramble.

**FIRST: ED MCCLARY
SECOND: JIM FOX
MOTION PASSES: FOR 10, AGAINST 0**

MOTION 03:10:28:17

Whereas the chairs and stools at the Summit Restaurant require replacement.

Therefore be it resolved that the Mashope Mountain Community Board of Directors approves the amount not to exceed \$7,300 from the Food and Beverage Capital line to purchase new chairs and bar stools for the Summit Restaurant.

**FIRST: JIM FOX
SECOND: FOSTER MCCOY
MOTION PASSES: FOR 10, AGAINST 0**

MOTION 04:10:28:17

Whereas the Mashope Mountain Community required an updated Reserve Plan

Therefore be it resolved that the Mashope Mountain Community Board of Directors approves the Reserve Plan dated 9/30/17.

**FIRST: FOSTER MCCOY
SECOND: GERHARD BUHLER
MOTION PASSES: FOR 10, AGAINST 0**

Meeting Adjourned 10:27am.
Executive Session began 10:40am.
Executive Session ended 11:00am.
Meeting Adjourned 11:00am.

ECC Code Officer Monthly Report October 2017

Permit #	Owner	Lot	911	Date	Type	Type of Const	FEE
20547	Hilling	238FW	153 Robin Way	10/2/2017	sign	for sale	
20548	Turini	265FW	265 Falling Waters Blvd	10/2/2017	sign	for sale	
16722	Hogan	110MR	111 Lamplighter	10/2/2017	driveway	resurface & park pad	
16723	Pappas	107FW	107 Hummingbird	10/4/2017	driveway	pave	
16724	Forest Homed	126MR	121 Karl Hope	10/5/2017	driveway	pave	
16725	Lombardo	856MR	176 Candlewick	10/5/2017	landscape	landscape,pavers,	
16726	Conklin	878RM	145 Candlewick	10/9/2017	driveway	resurface	
16727	Broshowski	271FW	116 Robin Way	10/12/2017	driveway	resurface	
16728	Gutekunst	853RF	102 Minnow Ct	10/17/2017	landscape	planting	
16729	GA Homes	91FW	107 Eagle Rock	10/20/2017	driveway	new driveway entrance	25
16730	Laken	67FW	120 Eagle Rock	10/2/2017	paint-stain roof	Stain deck-Behr 213	
16731	Gronenthal	694MR	228 Upper Ind.	10/2/2017	paint-stain roof	Timberline	25
16732	Ouzounian	1080FW	138 Rainbow	10/2/2017	paint-stain roof	Stain deck	
16733	Cooney	1083FW	139 Maple Leaf	10/6/2017	paint-stain roof	Owens Corning	25
16734	Patrella	790MR	120 Lower Ind.	10/6/2017	paint-stain roof	Allside	
16735	Bergman	148FW	101 Oriole Cr.	10/9/2017	paint-stain roof	Certainteed	25
16736	Lander	736MR	122 Liberty Lane	10/12/2017	paint-stain roof	Stain deck	
16737	Colesey	528FW	100 Twin Rivers	10/16/2017	paint-stain roof	Certainteed	25
20613	Lenon	132MR	168 Karl Hope -	10/10/2017	tree	1 Approved-1 Not Approved	
20614	Lander	736MR	122 Liberty Lane	10/10/2017	tree	11 Trees	
20615	Furman	151MR	169 Constitution	10/10/2017	tree	1 Tree	
20616	Morreale	890MR	108 Cannonball	10/10/2017	tree	2 Additional trees	
20617	Giordano	371FW	121 Pebblecock	10/10/2017	tree	1 Tree	
20618	Pomponio	375MR	177 Heritage Drive	10/12/2017	tree	12 Small damaged	
20619	Gulino	877FW	173 Rainbow	10/12/2017	tree	Only ones with orange dot	
21064	Laken	67FW	120 Eagle Rock	10/02/17	building	Shed	\$75.00
21065	Cioce	288MR	802 Musket Ct.	10/06/17	building	Garage	\$150.00
21066	Parks	136FW	Turkey Circle	10/06/17	building	New Home	\$660.00
21067	Lyeboff	1048FW	117 Overlook	10/12/17	building	Screen room	\$150.00
21068	Valleau	147RM	141 Constitution	10/17/17	building	Garage	\$150.00
21069	Pomponio	375MR	177 Heritage	10/18/17	building	Shed	\$75.00

Treasurer's Report for Period Ending September 30, 2017
Unaudited

Collections - YTD

	Sep 16	Aug 17	Sep 17
Total	2056	2046	2046
Billable	1757	1747	1746
Paid in Full	1450	1435	1447
Percent	82.5%	82.1%	82.9%
Outstanding	307	312	299
Total Bad Debt Lots	53	53	53

Unrestricted Income and Expense - YTD

	Sep 16 YTD	Aug 17 YTD	Sep 17 YTD
Revenues to date	\$2,378,127	\$2,361,422	\$2,413,555
Expenses to date	\$1,279,448	\$1,149,078	\$1,371,346
Net Surplus (deficit)	\$1,098,679	\$1,212,343	\$1,042,209
Margin (Net/Revenue)	46.2%	51.3%	43.2%

The Summit - YTD

Revenues to date	\$625,871	\$586,939	\$678,828
Expenses to date	\$597,167	\$563,039	\$656,860
Net Surplus (deficit)	\$28,704	\$23,900	\$21,968

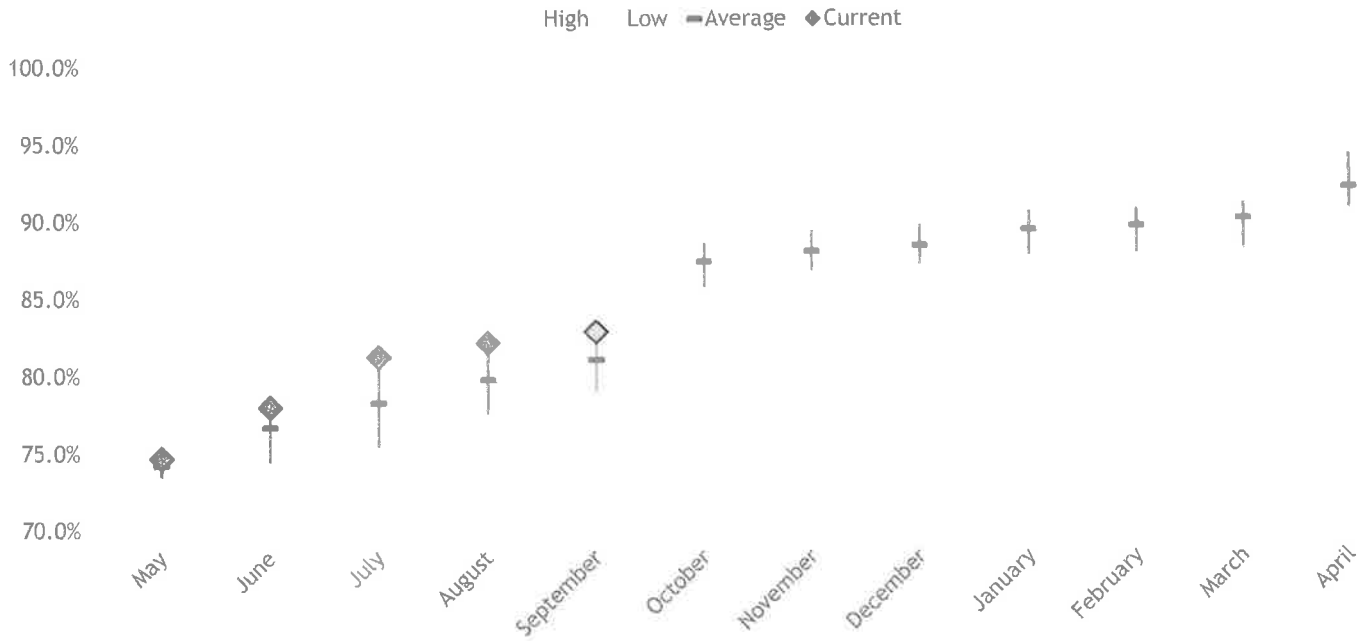
The Market Plance - YTD

Revenues to date	\$207,111	\$199,372	\$236,073
Expenses to date	\$186,704	\$190,091	\$227,211
Net Surplus (deficit)	\$20,407	\$9,281	\$8,862

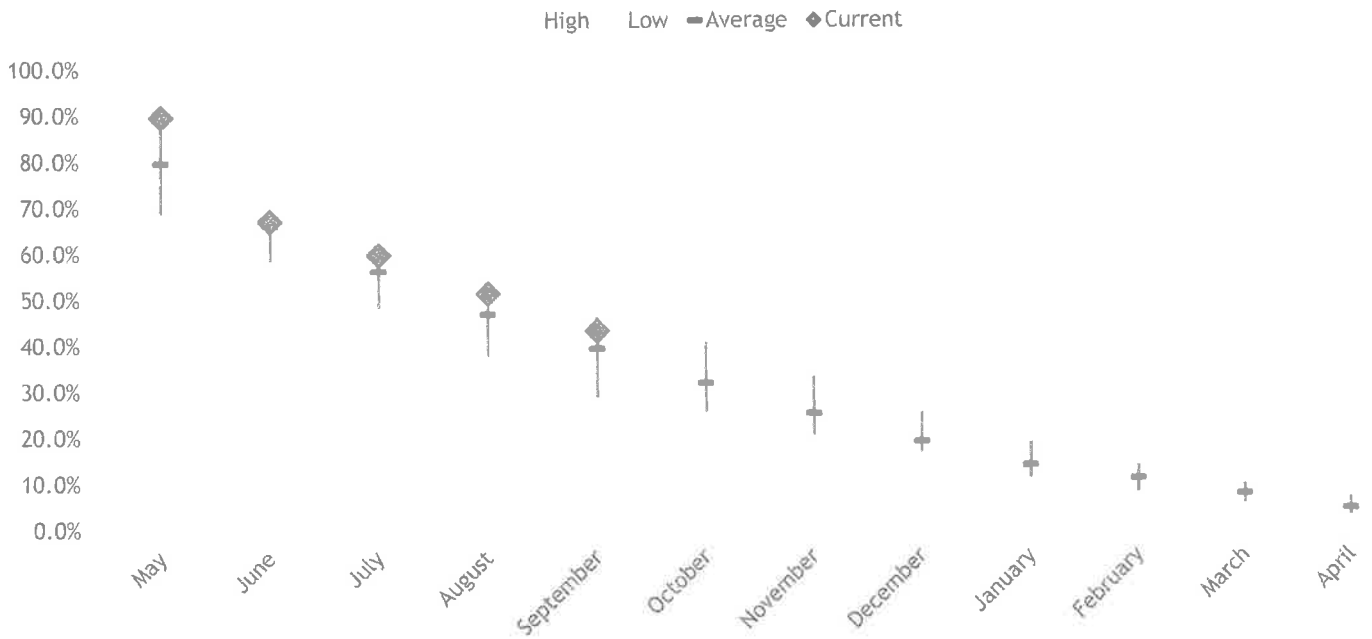
Summit/Market Net Surplus (Deficit)

	\$49,111	\$33,181	\$30,830
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COLLECTION CHART - YTD



OPERATIONS CHART - YTD OPERATING MARGIN



Managers' Report

October 27, 2017

Projects:

Projects:

1. Top of Mtn – Work continues.
2. Water tower – Work to start this fall.

Public Safety

1. Gearing up for winter season.

Maintenance

1. Plow trucks being prepared for season.
2. Seasonal clean up underway.
3. Snow Plow purchase - \$5000 Paid for out of capital snow removal equipment.

Summit

1. Monday night football underway.
2. Items for capital replacement
 - a. Chairs and Bar Stools – Replace all chairs and stools with similar chairs. Cost to refinish wood and paint exceeds replacement. \$7230.10
 - b. Point of Sale computer – additional unit for hostess station. \$4284.00
 - c. Wireless network for Point of Sale. \$1400
 - d. Griddle and station for scramble. \$1097.34

Administration

1. Thanks to all the volunteers for helping make the Octoberfest a success.
2. Halloween activities were a great success. Thank you for everyone's hard work.
3. Last month we discussed usage reports, attached is the stables, compactor and fitness center.

Stables Usage by Month

A	B	C	D	E	F	G	H	I	J	K	L	M	N
Year	January(1)	February(2)	March(3)	April(4)	May(5)	June(6)	July(7)	August(8)	September(9)	October(10)	November(11)	December(12)	Yearly Total
2014	47	3	0	0	4	4	584	568	142	140	139	76	1707
2015	83	41	69	97	217	226	642	688	184	219	166	90	2722
2016	99	63	0	0	96	34	89	0	25	195	160	13	774
2017	0	152	21	0	167	196	488	481	230				1735
2018													0
2019													0
2020													0
2021													0
													0

Fitness Usage by Month

A	B	C	D	E	F	G	H	I	J	K	L	M	N	
Year	January(1)	February(2)	March(3)	April(4)	May(5)	June(6)	July(7)	August(8)	September(9)	October(10)	November(11)	December(12)	Yearly Total	
1	2014	470	345	430	341	342	534	553	581	278	303	302	380	4859
2	2015	182	259	389	322	325	601	633	585	302	293	341	371	4603
3	2016	404	452	305	361	347	340	684	622	400	346	388	446	5095
4	2017	385	452	375	363	447	379	602	592	427				4022
5	2018													0
6	2019													0
7	2020													0
8	2021													0
9														0
10														0

Compactor Usage by Month

A	B	C	D	E	F	G	H	I	J	K	L	M	N	
Year	January(1)	February(2)	March(3)	April(4)	May(5)	June(6)	July(7)	August(8)	September(9)	October(10)	November(11)	December(12)	Yearly Total	
1	2014	1666	195	0	0	369	2134	3363	3752	1808	1648	1174	739	16848
2	2015	1870	1478	1344	624	1299	1153	2886	3215	925	1563	1448	1605	19410
3	2016	2026	1637	686	934	1568	1700	3539	2638	1787	1275	1775	1280	20845
4	2017	2299	1663	986	1472	2123	1014	3489	2576	1698				17320
5	2018													0
6	2019													0
7	2020													0
8	2021													0
9														0
10														0