

**Masthope Mountain Community
Board of Directors Meeting
March 28, 2015**

Transcriber: Kelli Myers
Beach House

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

Roll Call: Present – Dan Clark, Ed McClary, Foster McCoy, Michele Torre, Steve Stern, Cynthia Wyatt, Fred Suljic, Bruno deVinck, Peter Torchio, and Joe Kosiba.

Paul Bakos via teleconference

Steve Stern asked for the Approval of the Minutes from February Board Meeting.

Minutes Approved Unanimously.

Steve Stern asked for approval of Minutes from March 21st Meeting.

Minutes approved unanimously.

Foster McCoy gave the Treasurer's Report.

Treasurer's Report for Period Ending February 28, 2015 – Foster McCoy

Treasurer's Report---FEBRUARY 28, 2015

Unaudited

<u>Collections</u>	<u>FEB.-14</u>	<u>FEB.-15</u>
Total	2081.	2066
Billable	1,782	1,767
Paid in Full	1,565 - 88%	1,592- 90%

Unrestricted Income and Expense-YTD

	<u>Jan.- 15 YTD</u>	<u>Feb.-15 YTD</u>
Revs. to Date	\$3,740,652	\$3,999,715
Exp. to Date	3,312,984	\$3,647,931
Net Surplus (Deficit)	427,668	351,784

The Summit

Rev. to Date	1,017,555	1,218,386
Exp. To Date	1,000,535	1,145,485
Net Surplus (Deficit)	17,020	72,901

The Market Place

Rev. to Date	387,928	428,158
Exp. To Date	372,408	407,959
Net Surplus (Deficit)	15,520	20,199

Summit/Market Net Surplus (Deficit)

32,540 93,100

Treasurer's Report Approved.

S. Stern called for the Correspondence Report-Dan Clark
Dan Clark stated there was a question of employee bonding. He spoke to Bill Owens, Masthope Mountain's accountant. Bill stated that bonding was not necessary; Masthope is an association and is fully insured for all of its funds.

Steve Stern called for Committee Reports.

- a. Ski & ATV-Sheldon Langer-we are still skiing and will continue through Easter Sunday. Sheldon is working with the Chief Ranger of the Delaware State Forest. Trying to schedule training around July 12th but PPI has area filled with equipment and stone. Joe Kosiba asked if there was an alternate area. Sheldon's response was that there are other areas, however they are 70 miles away.
- b. Real Estate Report-John Hogland not present
- c. Audit-Dan Clark-Since Article 5 passed, Dan has 3 motions to put before the board. He received 3 applications for the audit committee
- d. Strategic Plan-Bruno deVinck-meeting at 1:00pm. Wants to increase committee membership. Cynthia Wyatt and James Graziano joined.
- e. ECC-Ron Tussel-2 new homes going in Blueberry Court, following up on decoration violations
- f. Westcolang Lake Association-Dan Clark-nothing to report except meeting coming up April 19th at 10:00a.m. at Fawn Lake Clubhouse
- g. Documents-Carl Harrison-contacted Allan Young for a question and answer meeting Saturday, April 4th at 9:00a.m. Preliminary questions on two areas: guest and rental passes and what happens if budget does not pass.
- h. Fire Prevention-Jim Fox- Spoke to Bill, 1 to 2 weeks fire signage will be brought to maintenance building.

President's Report-Dan Clark-nothing to report
Old Business-nothing to report
New Business-Steve Stern

MOTION: 01:03:28:15

Whereas there is a need to replace a member of the Appeals Committee due to a vacancy and whereas Carl Harrison has recommended a Member for that Committee.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the appointment of Ted Cecchini to the Appeals Committee.

MAKER: STEVE STERN
SECOND: ED MCCLARY
MOTION PASSED UNANIMOUSLY

MOTION: 02:03:28:15

Whereas there is a need to have three members minimum to create the Audit Committee. The board of directors has received 3 applications from community members for consideration for a position on the Audit Committee.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the appointment of Maria Porter to the Audit Committee.

MAKER: DAN CLARK
SECOND: FOSTER MCCOY
MOTION PASSED UNANIMOUSLY

MOTION: 03:03:28:15

Whereas there is a need to have three members minimum to create the Audit Committee. The board of directors has received 3 applications from community members for consideration for a position on the Audit Committee.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the appointment of Diane Braver to the Audit Committee.

MAKER: DAN CLARK
SECOND: PETER TORCHIO
MOTION PASSED UNANIMOUSLY

MOTION: 04:03:28:15

Whereas there is a need to have three members minimum to create the Audit Committee. The board of directors has received 3 applications from community members for consideration for a position on the Audit Committee.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the appointment of Nancy Mahwhinney to the Audit Committee.

MAKER: DAN CLARK
SECOND: FRED SULJIC
MOTION PASSED UNANIMOUSLY

Management Team Report-Randy Schmalzle

Projects:

- a. Otteson-No response
- b. Water Main-Constitution, Upper & Lower Independence-Project coming to life. Should be completed early this spring.
- c. Storm Water Repair-same
- d. Emergency Access to Falling Waters-Work continues
- e. Entrance Lots-We have signed deeds. They are the property of Masthope.
- f. Bus Stop-Still having issues. State police have been here. Township recommends we move bus stop into community so Masthope has complete control over it. We own our bus stop area but have no control over Westcolang Rd where some are illegally parking.

- g. Tennessee Gas-contacted Randy-thinking of putting in a third line-it would be outside of right of way. Going to do survey work off of Red Oak.
- h. Maintenance-Beach house flooring getting finished after flooding.
- i. Snow removal continues.
- j. Stables getting some minor repairs.
- k. Administration-Invoices sent out. Preparing for spring and summer seasons
- l. Summit-St.Pat's a great event. Gets bigger every year. Preparing summer menus.
- m. Red Oak possibly could be ATV training area with excavating. Going to research that further.

New Business:

- a. Property owner survey- issue of when to send them to property owner. Possible separate mailing.
- b. Excess Capital Funds- 2 areas of Capital: Summit and Board Contingency Reserve
 - 1. Summit Point of Sale update, replace scramble floor, replace salad bain, replace bar top.
 - 2. Replace lodge carpet, replace lodge bathroom floor, replace men's bathroom partition, replace pool heater, boat launch extension
- c. Maintenance vehicle rotation: repair/rebuild 2005 Ford F550
- d. Golf cart rules-property owners' concerns with the upgrades for golf carts and not requiring it of the ATV's.

MOTION: 05:03:28:15

Whereas the current Point of Sale System will no longer be supported by our current supplier, Micros.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the expenditure of up to \$18,000 for the procuring of a POS system using funds from the Summit Capital Reserve Line item.

MAKER: MICHELE TORRE
 SECOND: JOSEPH KOSIBA
 MOTION PASSED UNANIMOUSLY

MOTION: 06:03:28:15

Whereas the floor in the Scramble has deteriorated.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the expenditure of up to \$7000 from the Summit Capital Reserve Line item for the floor replacement.

MAKER: MICHELE TORRE
 SECOND: FOSTER MCCOY
 MOTION PASSES UNANIMOUSLY

MOTION: 07:03:28:15

Whereas a new salad bain for the Scramble is required,

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves \$3,000 from the Summit Capital Reserve Line item to purchase a new salad bain.

MAKER: MICHELE TORRE
SECOND: BRUNO deVINCK
MOTION PASSED UNANIMOUSLY

MOTION: 08:03:28:15

Whereas the current bar top in The Summit Restaurant is deteriorating

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the expenditure of up to \$16,000 from the Summit Capital Reserve line item to replace the bar top.

MAKER: MICHELE TORRE
SECOND: FOSTER MCCOY
MOTION PASSES: 10 FOR, 1 AGAINST

MOTION: 09:03:28:15

Whereas the carpet in the lodge on main level has exceeded its life span due to excess wear and tear.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the expenditure of up to \$20,000 from the Board of Directors Contingency Capital Reserve line item to replace the flooring.

MAKER: MICHELE TORRE
SECOND: ED MCCLARY
MOTION PASSED UNANIMOUSLY

MOTION: 10:03:28:15

Whereas the two primary bathroom floors have deteriorated in the main lodge.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the expenditure of up to \$7,000 from the Board of Directors Contingency Capital Reserve line item to replace the floors.

MAKER: MICHELE TORRE
SECOND: FOSTER MCCOY
MOTION PASSES UNANIMOUSLY

MOTION: 11:03:28:15

Whereas the partitions in the main lodge men's bathroom have been destroyed and or damaged.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the expenditure of up to \$2,000 from the Board of Directors Contingency Reserve line item to replace partitions.

MAKER: MICHELE TORRE
SECOND: BRUNO deVINCK
MOTION PASSED UNANIMOUSLY

MOTION: 12:03:28:15

Whereas the current pool heater is nearing its end of useful life.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the expenditure of up to \$3,500 from the Board of Directors Contingency Reserve line item to replace the pool heater.

MAKER: MICHELE TORRE
SECOND: PETER TORCHIO
MOTION PASSED UNANIMOUSLY

MOTION: 13:03:28:15

Whereas our current boat launch is not accommodating the needs of our community.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the expenditure of up to \$5,000 from the Board of Directors Contingency Capital Reserve line item to extend the current boat launch area dock.

MAKER: MICHELE TORRE
SECOND: CYNTHIA WYATT
MOTION PASSED UNANIMOUSLY

MOTION: 14:03:28:15

Whereas the engine in the 2005 Ford F550 needs to be replaced.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the expenditure of up to \$15,000 from the maintenance vehicle rotation line item to replace the engine.

MAKER: FRED SULJIC
SECOND: JOSEPH KOSIBA
MOTION PASSES UNANIMOUSLY

MOTION: 15:03:28:15

Whereas our current paddleboats are starting to deteriorate.

Therefore be it resolved that the Masthope Mountain Community Board of Directors approves the expenditure of up to \$5,000 from the Board of Directors Contingency line item to increase our paddle boat fleet.

MAKER: MICHELE TORRE

SECOND: PETER TORCHIO

MOTION PASSES UNANIMOUSLY

Property Owner's Time-10:00AM

Maria Porter 1246FW-ATV trails for training. Randy will look into total costs.

Jim Fox 284FW-Expanding the Tiki Bar. Not to be addressed today. Selling beer at the market-Randy responded we would need to expand license and space is an issue. He will look further into the possibility.

Nancy Mahwhinney 328FW-culvert \$375,000 set aside over 2 years. Total cost could be \$455,000. Questioning where would we would get additional 80,000. Dan Clark responded that there are funds sitting in the road account to cover the additional costs. Randy stated we are waiting on bids from contractors. Work will take place in the fall.

Open session ended at 10:21a.m.

Executive session started at 10:40a.m.

Meeting Adjourned 11:24a.m.

