

**MASTHOPE MOUNTAIN COMMUNITY POC
GENERAL MEMBERSHIP MEETING
LOWER COMMONS
JULY 12, 2014**

Transcriber: Donna O'Grady

- 10:04AM Meeting called to order & salute to the flag
- 10:07AM Steve Stern stated there are 197 Directed Proxies and 42 present so we have reached a quorum. S. Stern announced the counters; Jerry Jacobs 210FW, Joe Meglio 774MR, Joe Kosiba 213FW, Maria Porter and E. S. Stern introduced Bill Owens, CPA, Greg Malaska, Esq., Dan Clark, President, and Foster McCoy, Treasurer.
- 10:10AM The Minutes of March 22, 2014 General Membership Meeting were tabled until the November 22, 2014 General Membership Meeting.
- 10:12AM Foster McCoy gave the Treasurers Report - (Recording Device Malfunctioned)
- 10:21AM Steve Stern addressed the motion authorizing the expenditure from Capital Reserve Account. The motion was read into the record:
Authorize the Board of Directors to expend up to \$50,000.00 from the Capital Reserve Account to cover the cost of replacing capital assets for the Summit Bar and Restaurant and Marketplace.

Maker: Steve Stern
Second: Michael Seyfried -157MR
Votes: Yes: 54
Against: 3
Directed Proxy: Yes 149
Against: 44
Motion Passed.
- 10:30AM William E. Owens, CPA – William Owens, CPA informed the audience that the audit his firm conducted went well.

(Recording Device Malfunctioned)
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- (Recording Device Properly Recording)
- 10:52AM Steve Stern explained the voting process and informed the audience that they did not have to vote for three candidates, you can vote for one, two or three. If you vote for more than three candidates the ballot will not count. S. Stern stated 197 Directed Proxies have been mailed to Bill Owens. Steve Stern explained the directed proxy and how it is used, stating it is not a power of attorney.
Steve Stern stated the white ballots are the ballots used first.

S. Stern announced that the Reorganization Meeting will take place ½ hour after this meeting is adjourned and will be held in the POC conference room. This is an open meeting if people wish to attend.

All ballots were collected and the meeting continued.

S. Stern stated that the next item is the appointment of the independent outside Auditor. Steve Stern asked the audience if there was any objection to William Owens. No objection was raised and William Owens was appointed as the independent auditor.

Steve Stern informed the audience Dan Clark will give the Presidents Report and following that report Randy Schmalzle will give the Managers Report.

10:57AM Presidents Report – Dan Clark

Dan Clark stated he would keep it short.

Dan Clark recognized the committees and the work they do. Dan Clark thanked Mary Apuzzo, the Chair, and the entire Audit Committee for their work. In the past year the Audit Committee looked at the gas logs for maintenance and public safety, office procedures and writing receipt procedures, dumpster/compactor contracts, and standard operating procedures for these departments; and giving their recommendations. In the future they will be reviewing the Market Place and the Summit Restaurant.

Dan Clark presented Marion Ferretti with a plaque recognizing Bob Ferretti for his dedication, passion, wisdom and service. Dan then presented a plaque was to Joe Gladis for his 19 years of service. Joe Gladis began serving on the board in 1993 and retired this year. Joe Gladis was very instrumental with Recreation Management

Dan Clark acknowledged Ralph Silvestri and thanked him for his three years of service.

Ralph Silvestri questioned the profit sharing from Ski Big Bear. Dan Clark responded the way the contract is written if benefits Masthope. If there isn't any snow or the snow season is bad Masthope still gets the percentage designated in the contract.

11:00AM Randy Schmalzle – Managers Report

Randy Schmalzle stated that when Recreation Management was hired to manage the community it was in a different financial state then it is today. As was stated earlier we are in a very strong financial state. When we first came here we told everyone everything has to stop. We stopped all capital projects and purchases because we didn't have the money for it and were not comfortable spending money. I'm proud to say we are not in that situation anymore. Things have happened and are happening right now that will benefiting this community and your membership here. This year the Activity Center has opened and has been a great success. The Activity Center is located in the rental shop, which does not look like the rental shop at all. The court area is nearly complete. The compactor area will be improved this fall and restrooms are being put in. The reason we moved the courts was because of the cell tower. The cell tower was put in for every good reason you can think of. The company has advised us that they are speaking with AT&T and Sprint.

The project has been completed at River Park and more people are using River Park.

Randy addressed the Aqua project on Falling Waters Blvd. Aqua is replacing the mains and installing steel ones, the original ones are plastic and are over 30 years old. Aqua is also adding fire hydrants so check your area to see if one has been installed by your home; if it has alert your homeowners insurance company. When the task is complete Aqua will go through the Falling Side and repair the roads.

Management is working with the Strategic Plan Committee on a new project to hopefully be presented at the November 1st GMM. The culvert on Falling Waters Blvd. has to be replaced late next year or the beginning of the following year.

We are adding a pump and a booster pump which will increase the power of making snow. In addition we will be purchasing fifty more guns on the mountain. We are looking into putting a Learning Center on the ski hill. This could happen as soon as next year.

11:15AM Steve Stern asked for questions from the audience.

Michael Seyfried 157MR – With the new courts, the lighting concerns me. As far as the compactor area why don't we put the compactor in the quarry area with the ATV training area? Randy Schmalzle responded the lights will be shielded so the lights will not be a nuisance to the property owners in that area. As far as the ATV training area the quarry has developed properties right across for it. M. Seyfried stated that the gentlemen that had concerns regarding the ATV training area the shale pit area would put his concerns to rest. Randy stated that Horseshoe Court is right across from the quarry whereas the area we picked does not have any homes within eyesight. The Lackawaxen Township and Conservation have no problem with the location for the training area.

Carolyn DeSimone 47MR – We were promised an indoor pool. Will that ever be reality? Dan Clark responded never say never, but it doesn't look good. An indoor pool is very expensive to build and maintain. Woodloch does offer a six month membership, and a daily membership all at a reduced rate. Fawn Lake has an indoor pool and it is closed most of the time. An indoor pool is on the list, but way down on the list.

Ralph Silvestri 175FW – Thank you for the sound system, we can finally hear. This election was a historic election; we might have the opportunity to have two woman on the board. Ralph stated he would like to see a woman as chairman of the Board.

Bill Messinetti 852FW – Suggested the entrance of the community could use some landscaping.

Vito DeSimone 47MR – Would like to congratulate the management for a job well done. Mr. DeSimone also agrees with the moving of the compactor to a different area.

Ed Barker 9MR – Please put sky reflectors on the lights so everyone can enjoy the night sky.

Steve Stern stated there is no New Business on the Agenda or Old Business so we are going to the election results.

11:23AM S. Stern stated this is the closet election we have had in a number of years. Steve Stern read the results into the record.

	Votes	Directed Proxy	Total
Peter Torchio	39	121	160
Bruno DeVinck	38	111	149
Cindy Wyatt	31	118	149
Tony Restivo	36	109	145
Jim Fox	24	77	101

Steve Stern thanked everyone and informed the audience that the Reorganization Meeting is at 12:15PM in the POC conference room.

Motion to Adjourn.

Maker: Steve Stern

Second: Joe Kosiba

11:36AM

Meeting adjourned