

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

Transcriber: Donna O'Grady
Summit Restaurant

8:41AM Meeting called to order and Pledge of Allegiance

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

Absent – Ed McClary, Foster McCoy

Steve Stern asked for the Approval of the Agenda
Approved Unanimously.

Steve Stern stated the meeting is being held at the Summit Restaurant due to an issue at the Beach House. S. Stern said if the meeting goes past 10:30AM Executive Session will be held in the POC conference room.

Steve Stern asked for the Approval of January 24, 2015 Minutes.
Minutes unanimously approved.

Steve Stern asked for the Approval of the February 7, 2015 Budget Meeting.
Minutes unanimously approved.

Dan Clark gave the Treasurer's Report.

Treasurer's Report for Period Ending January 31, 2015 – Dan Clark

Treasurer's Report---January 31, 2015

Unaudited

<u>Collections</u>	<u>Jan.-14</u>	<u>Jan.-15</u>
Total	2,083	2,070
Billable	1,783	1,771
Paid in Full	1,564 - 88%	1,580 - 89%
Outstanding	219	191
Total Bad Debt Lots		48

Unrestricted Income and Expense-YTD

	<u>Dec.-14 YTD</u>	<u>Jan.- 15 YTD</u>	<u>Jan. – 14 YTD</u>
Revs. to Date	\$3,439,117	\$3,740,652	\$3,662,981
Exp. to Date	2,876,565	3,312,984	\$3,265,032

Net Surplus (Deficit)	562,552	427,668	397,949
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The Summit

Rev. to Date	802,239	1,017,555	946,374
Exp. To Date	820,085	1,000,535	955,990
Net Surplus (Deficit)	(17,846)	17,020	(9,616)

The Market Place

Rev. to Date	343,878	387,928	419,952
Exp. To Date	326,380	372,408	379,760
Net Surplus (Deficit)	17,498	15,520	40,192

Summit/Market Net Surplus(Deficit)

(348)	32,540	30,576
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Treasurer's Report Approved.

S. Stern called for Correspondence Report – Dan Clark

Dan Clark stated it has been a busy month. Dan Clark stated he specifically did not mention the names of the property owners who sent in correspondence. There were a few issues which resulted in an amended ballot being mailed out. One piece of correspondence was about Article V. Dan explained that piece of correspondence he received. Dan said the second piece of correspondence had to do with the voting of the budget. The next piece of correspondence Dan Clark read into the record: I am a property owner and I received the Masthope budget mailing if you could proof read your paperwork this mailing is missing the Big Bear Skiing. The general expenses are so neat it appears that the figures were fudged. Were they? Thank you. I look forward to your reply and I also would like to see last year's mailing of the same budget. Dan Clark said these people have owned since 2009.

The board and management discussed the operational budget in detail.

Steve Stern called for Committee Reports.

- a. Ski & ATV – No Report
- b. Real Estate – No Report
- c. Audit – No Report
- d. Strategic Plan Committee – Paul Bakos – Paul Bakos stepped aside as Chair of the Committee. Bruno deVinck was appointed to Chair of the Strategic Plan Committee. Paul Bakos will remain as a member.
- e. ECC – Ron Tussel – Ron Tussel stated due to the weather there is not a lot going on. R. Tussel said he has met with the committee members and can be reached by e-mail, fax or text. Ron said his business card with contact information is at the front desk of the POC and he will personally meet with property owners as needed. As soon as the weather breaks he will be in the office on scheduled Saturdays and Sundays.
- f. Westcolang Lake Association – Dan Clark said the January meeting was cancelled and the next meeting is the third Sunday in April.
- g. Document Committee – Dan Clark stated *the committee is in the process of reviewing the Rules and Regulations.*
- h. Fire Prevention – Jim Fox – No Report

Steve Stern requested the President's Report – Dan Clark

Dan Clark said an employee may be asked to take a Masthope vehicle home if they are required to go directly to Hawley or Honesdale and they live closer to that location. This has only happened on very few select occasions and was directed by Management. Dan Clark stated he received information concerning a Masthope vehicle in Hawley at approximately 8AM. Dan stated the staff in question did not take the vehicle home; the person starts work at 7AM so it was logical for him to be in Hawley at that time.

Management Team Report – Randy Schmalzle

Projects:

- Otteson – No Response
- Water Main – Constitution, Upper & Lower Independence – Project is complete waiting for final pave after the snow is gone
- Storm Water Repair – Work in progress
- Emergency Access to Falling Waters – Work Continues
- Entrance Lots – Waiting for Deeds to be signed
- Bus Stop – Still have a couple of people parking outside the lot; working with the school district and township to correct the situation
- Public Safety – In general everything has been good.
- Maintenance – Office remodel completed
Full Staff is on board for the winter season
Beach house had a frozen water line and did have a pipe break, the damage is limited to some minor sheetrock, ceiling tiles and the flooring. We have submitted a claim to our insurance carrier and have the flooring the contractor coming in on Monday.
Randy Schmalzle recommended when you leave your homes, turn the water valve off.
- Snow Removal continues; it has been a challenge with the extremely cold temperature not allowing salt to work. We did make some adjustments in routes giving better coverage to a couple of areas.
The Falling Waters Culvert project will be going out to bid to approximately six companies.
- Administration – Abuse of Property Owner passes continues; a hard line has been drawn and those in violation are fined and must purchase tickets. Please remember ski passes and property owner passes are non-transferable; rules are strictly enforced. June continues to offer different events this winter and has had great success. Thank you to the volunteers for their help.
- Summit – February was a difficult month with the extreme cold. The cold has hurt sales in both the Market and Summit. It looks as if it will be a long season so hopefully there will be some weekend traffic.
The auction of the town houses was not a success and another auction will take place in the spring/summer season.
- Ski – Just as the Summit was hurt with the cold, Ski suffered with significantly lower numbers as compared to years past. Again we hope to have some extended business.

Old Business:

- a. Westcolang Lake Association By-Laws
Steve Stern stated the only thing that are governed by the By-Laws is the dam. Paul Bakos said he was interested in reading them. Dan Clark stated Westcolang Lake Association has limited functionality; they have to file an Emergency Action Plan, have an insurance policy, and pay the state fees, which are increasing every year.

New Business:

a. March Meeting

Dan Clark stated we are going to take some additional proactive steps with the Budget. Dan said the Town Hall meetings should be far enough in advance so if we have to change something we have the time; maybe Martin Luther King Weekend. That would make the General Membership Meeting a whole lot easier. The Board of Directors discussed this recommendation and decided to give the date of the Town Hall Budget Meeting some more thought.

b. July Elections

Steve Stern sated he would like to re-advertise for Election Committee members. The Board of Directors discussed this item and decided to advertise for members in the Weekly Messages and on Channel 80.

Property Owners Time – 9:29AM

Vickie Graziano 27MR – gave kudos to June Carrozza for her winter activities. Ms. Graziano stated the Winter Fest was a great success and would like to see sledding at the lake every year.

Carl Harrison 22FW – gave kudos to Carol Gladis. Carol has stepped down from the Appeals Committee. We are sorry to see her go, she will be missed and has been an asset to the community.

Property Owners Time –

Steve Stern - the Property Owners Time has ended.

Dan Clark thanked Nancy Mawhinney, Diane Braver and Harold Mawhinney for all their effort and input regarding the Budget.

Property Owners Time ended at 10:26AM and the Board of Directors went into Executive Session to discuss a property owner that is in arrears. At that time, the following motion was created. The board went back into open session for the motion listed below.

MOTION: 01:02:28:15

Whereas, lot 150FW, is in significant arrears, and Whereas, numerous attempts to resolve the issue have been made and ignored;

Therefore, be it resolved that the Masthope POC Board of Directors authorizes the execution of a judgment in the amount of \$8,342.90 on lot #150FW, thereby taking the property to sheriff's sale.

Motion passed unanimously.

Meeting adjourned at 10:45AM