

**WHITE HORSE PARK COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
16 April, 2016
10:00AM**

D R A F T

Call to Order ó The meeting was called to order at 10AM by President Pat Heath.

Pledge of Allegiance

Meeting Procedure - President Heath explained that the Lot Owners' open forum would be before the Board vote on open issues so that the Board would have the opportunity to hear lot owners' concerns before they voted.

Introduction of Board Members

President	Pat Heath	
Vice President	Rich Zaworski	
Treasurer	Georgine DeBord	
Secretary	Ted Gajewski	
Member	Sue Naplachowski	Excused

Property Manager's Report ó The Property Manager reported:

- 1) Dredging ó Fisher Marine suggested that we have a GPS survey done and have mean low tide markers installed. This will possibly lower the actual bid. Russell Hammond will install three or four markers for \$250.00
- 2) We need to find out about sand for the playground, and stone for the boatyard. We should put a border around the playground to try to contain the sand. Bob suggests a 6" PVC pipe anchored to the ground. Stone discussion under Marina Committee

Approval of Minutes ó The minutes of the February and March meetings were on the tables for review. Motion made by Rich Zaworski, second by Georgine DeBord to approve the February minutes. Motion carried. Motion

by Rich Zaworski, second by Georgine DeBord to approve the March minutes. Motion carried.

Treasurer's Report

Georgine reported that the income for March was \$58,782.31 and expenses were \$78,234.06. She advised that the checking account balance is high because money has come in for slips and boat stickers that has not yet been moved to the appropriate accounts. Also, work that has recently been done around the Park will be paid out of the checking account, but then be reimbursed from the money market.

Collections are down to \$8,217.37. As of next month that will be reduced by \$7,158.69 because we will be writing of a bad debt. Pat Heath advised that we will be trying to find out if the owner of that property has any assets that we can sue him for.

Motion by Ted Gajewski, second by Georgine DeBord to accept the treasurer's report. Motion carried.

Committee Reports

ECC ó Sue Gajewski advised that inspections will be conducted mid-May. The focus will be on mold. If you receive a violation letter, you will have thirty days to correct it, or request an extension. After that, you will be fined.

Clubhouse ó Pat Heath reported that we still need a chairperson. In the meantime, the BOD will continue to coordinate the functions. The menu and cost of each event will be posted in the newsletter prior to the event. Pat thanked all the volunteers for helping.

Marina ó Ed Webb reported: 1) He is planning two fish fries ó one for 7/23 and one for 8/13. 2) Nine slips were available this year. The first four people on the list declined. All slips have been filled, and there is still 44 people on the list. 3) He is planning on putting stone in section C in the boatyard, with dividers for the spaces. 4) He is considering using blacktop millings for the road. 5) We have two new members on Marina

Committee ó Phil Wood and Norm Ross ó they will be working on building a kayak rack. Plans were submitted to the BOD for approval. 6) After we do the tree removal and fence in the boatyard, he will make plans for stone and dividers in that section.

New Business

There was no new business on the agenda, but Pat Heath advised that we are getting prices on jet-ski docks for the marina. We have approval in our permit for six docks. These will not be seasonal rentals.

Pat also advised that we will have a large roll off dumpster in the dumpster area from mid-May for about six weeks. This is for bulk items when owners come down to do spring cleaning.

Georgine DeBord asked that all owners consider getting their office correspondence by e-mail. Our postage last year was \$3,200.00

Unfinished Business

Dredging ó will be done next year

Camera system ó The electric boxes are up and wired. Rich Zaworski will contact Tracy Adkins to install & wire the cameras.

Water heaters ó Bathhouse #1 & the clubhouse are both done.

Roofing ó Bath house #2 is done

Smoke alarm for clubhouse ó Rich Zaworski will talk to Tracy when he comes down to do the cameras.

Clubhouse Events ó will be posted in the newsletter monthly.

Lot Owners' Open Forum

Lot #200 ó Karen Boon ó Also thanked volunteers for helping at the clubhouse events.

Lot #288 ó Debbie James asked how to sign up for e-mails. Pat Heath advised her to contact the office.

Lot #44 ó Wally Grimes advised to be careful about millings in the boatyard. If they aren't rolled, they can cause problems.

Lot #110 Bill Kiel advised that we could also consider crush & run for the boatyard, but that also has to be rolled.

Lot #354 ó Craig Small asked about vacancies on the BOD. Pat Heath advised that there will be one spot open this year ó Georgine DeBord. Pat advised that if you run, you do not run for the office ó you run for a position on the BOD. The BOD determines the officers. Anyone who wants to run must have their resume in the office by May 11th, 2016.

Board Vote on Open Issues

None.

Adjournment - The meeting was adjourned at 10:40AM on a motion by Georgine DeBord, second by Rich Zaworski. Motion Carried.

Respectfully Submitted,

Ted Gajewski, Secretary

After the meeting was adjourned, the BOD & ECC met with Bill and Maria Warburton of lot #192. They were requesting a waiver of the 35ø length limitation. Due to the shape and size of their lot, they were requesting a longer unit. After discussion, the request was denied.