

WHITE HORSE PARK COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JULY, 2012

The meeting was called to order by the President, Jerry Mathison, and he led all in the Pledge of Allegiance. All Board members were present.

Introduced the two newest Board Members: Ted Gajewski, Treasurer and Dave Beauregard, Secretary.

Sue Naplachowski, Park Manager, gave her Park update. Sue advised that 10 ton of stone was received for the boat yard, the compressor in the freezer at the clubhouse was replaced as was the air conditioning capacitor in the maintenance building in the boatyard. Additionally we replaced three water hydrants, 276, 278 and 337, one electric pedestal at 108 and 6 electrical meters. We will be replacing 2 pedestals in August behind lots 96 and 97. Regarding the big breaker in bathhouse #2, Miss Utility came in and put their markings on the ground, too many markings, so we will have a locator come in and try to locate where the break is and then attempt to fix the break rather than run a new wire. The electrical rooms are overheating due to hot weather and high usage, and the circuit breakers are being thrown. Sue suggests that we look to install some sort of ventilation system next year to circulate outside air through these rooms (currently using fans inside the rooms). Pool cover has been ordered.

Minutes:

The Minutes from the June meeting were not read.

Treasurer Report:

Ted gave the Treasurer's report and it was approved.

Committee Reports:

Ed Webb gave the Marina Committee report stating that the marina improvements are on schedule for Phase III and IV and we are going to hold off on the back pier to pay down some loans. We continue to pay over \$2,000 a month in principle only plus the regular monthly payment and are slowly dwindling down the expenses that are passed to the park. This year we are looking at only \$60,000 or \$70,000 to do the ramp which includes the little side pier that runs down from the marina shack. Marina definitely is a selling point for our units.

Club House Committee:

Pat Young reported that we made \$201.77 on the Fish Fry and for our Independence Day party we had 90 adults and 15 children and made \$656.52.

NOTE: Although there was beef and corn left over, it was all sold to those who attended.

ECC Committee:

Sue Naplachowski gave this report. ECC has been very active, since June 6, 2012, eighty-seven improvements/maintenance letters were sent out, fifteen fines have been posted and

sent out to those who didn't comply or request an extension. Forty ECC request have been received so far this year since April 1.

Security System:

Ed Webb and Sue met with the company that put security system in at Assateague Pointe. Ed talked to Assateague's Park Manager who gave us some good information. An agent from the security company walked through the park and took notes of where security cameras would go.

The new security system would cost approximately \$22,000. Ed recommends a two-phased proposal, Phase I would include new security gates and possibly tie in the dumpster area for \$12,000. Ed also stated that the Marina equipment is compatible with this new system so expenses would be minimal to tie that into the new one.

Biggest disadvantages: we would have to dig trenches around the park for the cable and cross approximately seven roads and we won't be able to use any clickers, all new cards will be issued that you just pass by the indicator.

We would be able to control access from the unit to keep people out/block out cards – it is a much better system than we have but it is costly.

Ted as new Treasurer would like to be able to review our financial records before making a recommendation. He also recommends that in addition to the surveillance camera, he would like to see a fire and burglary alarm in the clubhouse. Dave Beauregard expressed concerns with the excavation involved but otherwise was in favor of the new system. Ed added that the excavating and preparation would need to be done by our maintenance people. Pat Heath is in favor of the new security system and recommends starting with the cameras. Jerry is in favor and recommends starting with the gate system as it would be less labor intensive on our part. Ed recommends making a vote at the next board meeting.

New Business:

Discussion was held about routing incoming traffic past the guard shack before entering through rear gate. It was suggested to wait until a decision was made on the new security system at next month's meeting as the new system would alleviate this problem.

Open Forum:

Suggestion from a lot owner that when the tent wears out by the clubhouse to replace it with a pavilion.

Pat Young # - Asked what the cost of the cards for the new security system would be and what about cards for family members? Answer: We get 1,000 cards with the system, thinking that maybe each household would get two cards and it has not yet been decided as to whether or not a fee will be charged for the cards.

Pat also stated she has seen multiple cars the using same card to come in the back gate. The new cards could be programmed with a time limit and will be registered to your car.

Pat also stated that there are a lot of houses without numbers or that the numbers can't be seen for emergency vehicles and that they should be fined for not having numbers.
Answer: This is being addressed by ECC.

Also suggested moving the basketball court down by the marina.

Craig #354 - Open burning in the park, what can we do about it since it is not allowed. Is it an ECC or a Board issue?

Karen Boone #200 – Noticed two small motorcycles traveling at high speeds, approximately 35 MPH, which is a danger which could result in injury.

Ted Gajewski #131 – DNR suggest we post signs stating it is a private marina.

Also wants to address his hot tub, it was approved, he has the paperwork, it runs on less than 15 amps (less than his wife's hair dryer) and hopes people can stop talking about it.

Meeting was adjourned.