

**WHITE HORSE PARK COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' ANNUAL MEETING MINUTES**

[DRAFT]

**June 24, 2023 - 10:30AM**



**Call to Order 10:30am**

**Attendance: Owner lots represented = 53**

**Pledge of Allegiance**

**Meeting Procedure:** – This is an Owner's Only Meeting, and will be recorded by the Secretary to be used / deleted upon completion of the Minutes. The Open Forum is scheduled prior to any vote taken by the Board. The Board reserves the right to add and remove vote items during the meeting, and Agenda items may be added by the Board during any pre-meeting work session. Election results will be announced prior to adjournment.

**Introduction of Board Members:**

Pat Heath - President

Tammy Franklin - Vice President

Brian Fenstermacher - Treasurer

Jon Gilmore - Secretary

Terry Lenhart - General Member

**Approval of Minutes:** In response to Pat's call, a motion was made by Jon Gilmore to approve the June 25, 2022 Meeting Minutes, seconded by Terry Lenhart the Minutes were approved unanimously by the Board of Directors.

**Property Manager's Report:** Presented by Janice Carr; Highlights: 1) Gratitude for everyone who works and participates to benefit White Horse Park. 2) Repairs and maintenance of the Park are ongoing and successful. 3) A new Office employee was hired to replace Judy. 4) Appreciation for following the Park's rental rules. 5) Lists are in the Office for Owners who would like tree work done and/or spraying for weeds in driveways.

**Annual Financial Report:** Presented by Accountant Gary Deutsch; Highlights: 1) Personal Introduction and practical experience as a CPS with HOA experience. 2) Gary informed the Members that his Annual report is available on the Park's Website. 3) Confirmation that the Park is well maintained, responsibly funded, and timely reports are created for review by all Owners. 4) Gary opened the floor to Brian Fenstermacher, who spoke to share some financial statistics and balances through the end of March 2022 - end of March 2023. 5) Gary opened the floor to questions from the Members / Owner of lot #327 asked a question related to responsible funding and monetary limits associated with the Park's Reserves. Brian mentioned the last Reserve Study that was completed and that Maryland law also sets dollar amount minimums for the Reserve funds of all Associations, including White Horse Park.

## **Committee Reports:**

**Election:** The Secretary thanked and announced the names of the 2023 Election Committee Chairperson Ginger Fromm, and each Member: Sylvia Devilbiss, Bev Quimby, Linda Underwood, John Underwood, Jerry Spurlock, Tim Mummert, Julia Mummert, Susan Waskey, Betty Michalak, Lynn Reading, Pat Macola

**Marina:** Committee Chairperson Phil Wood announced the name of Member Ted Pedzich, and mentioned the many boat owners who generously volunteer to help when needed. Report highlights: 1) The Park's boat inspection event scheduled for the day was canceled by the Coast Guard due to threats of storms forecast for the area. 2) Phil pointed to and showed admiration for the 10 years of service provided by Owner Ed Webb, prior to turning the management of the Marina over to me [Phil].

**ECC:** Leroy Weinreich (ECC Chairperson) announced the members: Craig Small, Susan Waskey, Gino Neighoff. Report highlights: 1) All 2023 inspections are done and most properties look great. 2) Reminder to fill out ECC Applications.

**Clubhouse:** Report and announcement of Members by Committee Chairperson Betty Michalak; Members: Sandy Morgan, Julia Mummert, Ginger Fromm. 1) Gratitude for the Members and all volunteers. 2) The day's events covered were: \*Picnic at the Clubhouse, Bingo starting at 6:30pm, and a Coffee & Donuts event happens on Sunday. 2) July 4th events were also announced.

**Beautification:** Report by Terri Koller. Highlights: 1) Terri mentioned her delight when seeing plants and flowers planted at the Park's entrance, asking if anyone knows who did the work there and also around the little horse standing by the marquee (Janice was singled out, who graciously accepted responsibility. 2) Terri explained that one day of voluntary weeding led to her being appointed Beautification Chairperson.

## **New Business / Announcements**

1. Zero tolerance on abuse of ECC, other Committee Members and Volunteers: Due to a recent incident, Pat spoke to remind Owners that all Committee and BOD Members are volunteers who are capable of mistakes, yet do not deserve abuse by any Homeowner.

2. Board of Directors projects for 2024: Highlights from Pat's commentary and examples: 1) Continuous curb stop water control valve discovery and maintenance program. 2) Attention to speeding in the Park; electronic monitoring is being investigated and following up with details from concerned Owners would be helpful.

3. BOD Accomplishments by the BOD this year - And future projects planned for 2023 / 2024; report with details by Tammy Franklin: 1) Accomplishments include efforts from all Committees and Staff to maintain and improve value in ownership properties. List includes: renovations of the Office, Guardhouse, Bathhouses, Clubhouse freezer, A/C unit and sidewalk renovation, large Front Entrance Sign makeover, new Marina Flag Pole w/Flags, installed water bigs to the Jet Ski docks, seagull damage control (Marina), decking and tie down cleats on the [Marina] Piers, additional Kayak Racks, **(Continued on the next page)**

**(Re. 2023 accomplishments: Continued from page #2):**

Maintenance and improvements at the Pool (tables & umbrellas), signs, and Playground (sand), Infrastructure repairs and improvements, common ground and owner Tree trimming and removal, year-round large dumpster for yard and other waste, continued Zoom option (virtual open meetings), rewrite of the park's Rules & Regulations, provide owners with quarterly reports for payments, enhanced payment and investment options of WHP funds, maintain positive communication & relationship with Worcester County, focus on Community connection and interaction with growth of Volunteerism and number of events, awareness of communication and input between owners & the BOD.

**Old Business:**

\* Rental Rules; No Exceptions: Topic covered by Tammy: 1) Limits and restrictions from Worcester County on the Park's rental units will be enforced to the letter of the law. 2) The Board feels that the limit placed on the number of occupants per unit is ridiculous, yet can not be overlooked by Management of the Park.

**Open Forum Rules:**

- \* Please be respectful.
- \* Limit the floor to no more than 3 minutes per "lot".
- \* State name and lot number prior to speaking.

**Open Forum:**

The President informed Owners that a quorum (70 Lots "in person"), to allow any vote to take place during the meeting by the attending Membership was not met.

\*Lot #52 Q: Asked if zero tolerance applies to members of the Park, as well as to Board Members?

A: Yes.

Q: (re. restrictive behavior): Does the rule apply equally when a violation occurs by a Board Member, and how would someone handle that properly / send the notice in writing to the Board?

A: Tammy responded by sharing that she was given a warning and if a second offense occurs, she would be given a fine.

\*Lot #80 The owner mentioned seeing Children playing in the street and the need to be on the alert when driving in the Park.

Follow up: Pat agreed and reminded Members that the playground is there for the Children.

\*Lot #82 A reminder was given to remind Members of the July 4th Party / all you can eat w/no carryout.

\*Lot #156 The Owner shared details of his shed (as new owner), needing to be removed while a neighbor's shed is allowed to remain on common ground. And also an issue now is that he is being asked to remove a section of non permanent stone and 4x4 timbers.

\*Lot #156 (**Open Forum continued from page #3**), Q: How can the Board support one ECC requested correction without applying the same demand onto a neighbor?

A: Pat shared that the best way (in lieu of a parkwide survey) to deal with encroachment issues etc, is to have an Owner correct problems upon sale of the property.

Board Members Terry Lenhart and Pat Heath shared similar experiences of needing to move a shed and (Pat) needing to remove a section of concrete.

\*Lot 354 Commented on a personal experience of having concrete poured at his lot, and of his opinion that sometimes exceptions to the rules can create a more appealing outcome but in many cases it's preferred to follow all ECC Guidelines.

\*Lot #22 Q: Does that Board have any plans to make buildings more accessible to people with disabilities.

A: The Board can look into the issue of bathhouse stall doors, but there are currently no plans to make the Park compliant to ADA requirements. Legal advice is that WHP is not bound to follow any ADA requirement, but further studies or a survey could be taken if this becomes a popular topic.

**Board Vote on open issues:** No vote was requested or taken.

An impromptu message was given by Jon Gilmore, thanking owners for supporting him in the 2021 Election, and gratitude for the experience of working with all fellow Board Members in servitude to White Horse Park.

\* **BOD Election results:** Read by Election Committee Chairperson Ginger Fromm:

1. Total Number of Ballots Returned: 189
2. Total Number of Disqualified Ballots: 16
3. Election Results based on a total of 173 qualified votes:

\*Brian Fenstermacher - 123 votes

\*Valerie Clark - 97 votes

\*Terri Koller - 58 votes

\*Michelle Flory - 47 votes

\* **Motion to Adjourn:** In response to Pat's call, Jon made the motion to adjourn the meeting, seconded by Brian Fenstermacher. Without abstain, the June 2023 WHP Annual meeting adjourned at 11:45 am.

**Agenda submitted by Secretary: Jon Gilmore 06/27/2023**

*Jon D Gilmore*