

**WHITE HORSE PARK COMMUNITY ASSOCIATION**  
**BOARD OF DIRECTORS WORK MEETING**

20 February, 2010  
10:00AM  
Board Meeting Room

Prior to the meeting being called to order, two (2) different homeowners stopped by to compliment Sue, John and Bob for the excellent job that they did in cleaning up the Park after the recent snow storms. We thanked them for their comments, and asked them to personally thank them when they saw them.

The meeting was called to order at 10:00AM by President Bunnie Jenkins.

Other Board members in attendance were Vice President Phil Rensch, Treasurer Barbara Price, member Willie Goheen, and member Ted Gajewski. Member Bob Raymond and Secretary Loretta Donaldson were excused. Member Ted Gajewski volunteered to record the minutes in the Secretary's absence. Park Manager Sue Naplachowski was also present at the request of the Board.

**UNFINISHED BUSINESS**

1) LOCKS - Sue reported that the locks that she had obtained a price for are being discontinued, so she did not buy any. A newer version of the combination lock costs \$125.00. She was authorized to buy two (2) for now to try them. One will be installed on the clubhouse, and one on the maintenance garage.

2) WATER & SEWER RATE INCREASE - Barbara asked that this be discussed with the Budget (later today).

**NEW BUSINESS**

1) EMERGENCY ACTION - Sue proposed that in the event of an emergency, she would open the clubhouse. The stoves would provide some heat, and we would have toilet facilities. At least everyone would be together until further action is needed. There was some discussion of the recent storms, and their aftermath.

A - One of our trucks had a tree limb fall on it, causing some body damage. Sue obtained three (3) estimates for the repairs. Board consensus was to award the work to the lowest bidder (Hudson Auto Body) at \$798.04

B - The Serpe's shoveled some snow and ice off of the roofs of several mobile homes that have sunrooms on them. Being near flat, the sunroom roofs were starting to buckle and leak. Serpe recommended that we adopt a policy that roofs be peaked to avoid this situation. Discussion - no action.

2) POOL 2010 - Sue had a meeting with Kathy Grimes, the President of

Posted to web on 4/10/2010

American Pool, on 2/19/10 to discuss our dissatisfaction with their service. The minutes of that meeting are attached to these minutes. Kathy will also attend our next meeting.

3) Wi-Fi - The Board discussed a proposal from City Media Group, for wireless high-speed internet access. Under their proposal, there would be no cost to the Park. They would offer seven (7) different plans ranging from one day for \$7.90 to one year for \$154.80 which would be paid for by the individual homeowners. Their proposal is attached to these minutes. Tony Prochazka from City Media was scheduled to address the Board, but he had to cancel. The profit share that they offer would offset the cost of the electricity to operate the system.

4) MARINA - Phil suggested that the \$10.00 of our homeowners fees that goes to the reserve fund be temporarily deposited into the waterfront improvement fund (WIF) in anticipation of the upcoming repairs. He further suggested that some of the reserve fund be transferred to the WIF, so that it is there when we need it. Discussion - Barbara said that the funds can be transferred at any time by the Board, and there is no need to do it now. She also stated that we might consider applying for a loan to pay for some of the expenses. There will be further discussion once we receive some estimates.

### **MISCELLANEOUS**

1) Phil asked about the status of the collection of delinquent funds.. Sue will check and let us know.

2) Ted asked about the light pole dispute at #66 (Hallinan). We had proposed splitting the cost of moving the pole, but have heard nothing in several months. Discussion - this will be held for future discussion.

3) Sue reported that as she wanted to buy and install baby changing tables in the rest rooms at the pool. She would need two (2) at \$125.00 each. There was no objection.

### TEN MINUTE BREAK

### **BUDGET**

Barbara distributed copies of the budget proposal. Barbara explained any and all changes to income and / or expenses as compared to last years budget. After lengthy discussion, and some minor revisions, the budget seems to be capable of not having any increase in homeowners' fees. Discussion of wages and / or work hours was tabled until the closed portion of the next meeting of the Board of Directors. The water/sewer increase imposed upon the Park in 2009 will be paid for by savings in other areas of the budget, especially by savings in our trash collection.

The meeting was adjourned at 12:30PM.

Respectfully submitted

Ted Gajewski