

WHITE HORSE PARK COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' MEETING MINUTES

[DRAFT]

February 24, 2024 – 10:00AM



**Meeting Procedure:** This is an **Owner's Only** Meeting.

Meetings are 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.

**Call to Order: 10:00am**

**Attendance: - Live - 9 / Zoom - 28 / Total lots represented = 37**

**Pledge of Allegiance:**

**Introduction of Board Members:**

Pat Heath - President

Tammy Franklin - Vice President

Brian Fenstermacher – Treasurer

Terry Lenhart - Secretary

Valerie Clark- General Member

**Approval of Minutes:** Motion made by Terry Lenhart to approve the October 28, 2023 Meeting Minutes, Seconded by Valerie Clark. The Minutes were approved unanimously by the BOD and Members

**Property Manager Report:** By Janice Carr Highlights: 1) Janice stated fence permits are all in order, starting work on it by March 18, change had to be made to allow 6 foot corridor for clubhouse fire exit with no gate at the end. 2) Old fence was removed by maintenance and new pole installed for lights and camera's. New lighting installed. 3) Electric has been trenched in ground for safety. 4) New window installed in office. 5) Some repairs and upgrades at marina planned, boat stickers and slip rentals to be paid in the office this year, bring insurance and registration information, prefer payment by check. 6) New camera's on order back gate, bath houses, playground. 7) Bath house floors have been painted. 8) Annual meeting will be June 29, 2024 at Ocean Pines Committee Center again, there are 2 positions open, if running resumes must be turned in May 15, 2024. 9) May homeowner meeting will be moved to May 18, 2024, not May 25<sup>th</sup> to avoid conflict with the Memorial Day weekend as it was last year. 10) Everyone will be informed of all updates to payment schedules via email and in newsletter. 11) Last water bill was paid on credit card earning park \$1,000 in rewards. 12) Reminder that ECC permits are required for all work outside before starting along with County permits.

**Treasurer's Report:** The October, 2023 through January, 2024 statements and commentary were available at the meeting. Brian read from the October 2023 Financial Commentary. All Financial reports are available on the Park's Website, here: <https://whpca.org/financials/>. October 2023

highlight was increase in water and sewer, went up from \$68,820 to \$71,610, resulting in \$5580 over budget which was not expected. Future expected increase will be budgeted into next years budget. Notable expenses in November 2023 was tree trimming \$6350, and building maintenance of \$3000. December, no notable expenses, but net positive income of \$8980. January 2024, net positive income of \$2734, although January had higher dues and subscription costs caused by paying for the website. Year to date net income is positive \$5951, should finish year with surplus.

**Treasurer's Report Approval:** A motion was made by Tammy Franklin to approve the October, November, December 2023 and January 2024 Treasurers reports, seconded by Terry Lenhart. Approval was unanimous by vote of the Board of Directors and members.

#### **Committee Reports:**

**\*Marina Committee Members: Phil Wood and Ted Pedzich.** Phil Wood reported met with Coast Guard Auxiliary and set June 22<sup>nd</sup> for boat inspections, will be back with him to confirm. Will have hot dog cook out for all involved. If you can't make it contact Phil for further info.

**\*ECC Committee Members: Leroy Weinreich (Chairperson), Craig Small, Susan Waskey, Eugene Neighoff.** Leroy Weinreich gave short report, again, if any work outside please pull ECC permits prior to starting, including painting different color, shutters, roof, concrete, deck boards, etc.

**\*Clubhouse Committee Members: Betty Michalak (Chairperson), Sandy Morgan, Julia Mummert, and Ginger Fromm. Report by Betty** 1) No report as Betty was ill and not present. Pat stated many activities that Betty chaired as part of her position, will more than likely take place. Asking for help for all these events was promoted by Pat.

#### **New Business / Announcements:**

\* Pat gave update on canopy situation. The County came into White Horse Park and saw many canopies, they determined were not legal and considered it accessory structure. BOD considered and decided to pursue even though not large amount of homeowners have them. Pat contacted County and asked about Assateague Pointe, they will be contacted also. We joined forces with them and have applied for a text amendment, which is not litigation, nor law suit. They agreed to divide the cost with us amounting to about 50 cents per homeowner. This is an ongoing endeavor. County Commissioners will make final determination. It will not allow any hardtops, only soft top gazebos.

\* Pat mentioned proposed new budget, available at meeting and currently on website. It will be discussed at the March meeting, will be voted on and take effect as of April 1, 2024, our fiscal year.

\* Brian stated cable rates have not been established yet, hoping to get that number by beginning of March. Stated that main increases have been security costs, payroll, which employees have not had increases and we the BOD agreed to do so to retain them. Water and dues are separate from HOA fees, but since we did incur an increase in water last fall, will go from \$49 to \$52 in new fee structure. He discussed the reserve funds.

\* Brian further explained new Maryland law 107, must place certain amount into reserves based on Reserve Study, total required \$121,050 per year. Professional fees were explained in that Bylaws state every three years we are required to do financial review, quote was obtained at \$5500.

\* Brian summarized that the total monthly homeowner fee will increase to \$173 starting April 1, 2024, 4.3% increase due to inflation. Break down is HOA will be \$121 and Water will be \$52= \$173. Comments or questions welcomed.

\*Brian stated that lawn service contract was obtained at no increase from last year, and Janice has kept trash costs low through season.

\*Pat explained clubhouse events will be shared on website and newsletter.

### **Old Business / Unfinished Business:**

- \*Pat shared all permits obtained for pool fence, hoping to have installed by next meeting.
- \*Pat explained that the pool contract has been renewed and large saving by paying in full. Asked for help reporting problems at pool to office as life guards are young and need some backup.
- \*Pat reported that security contract, along with lawn contract have been signed.
- \*Reminder that we are still in off season, mindful of occupancy. January resulted in 2 reports to County. We get no notifications from County if there are fines.
- \*Pat again reminded 2 openings on the BOD this year, submit resume by May 15, and plan on speaking at the May 18<sup>th</sup> meeting if possible.

### **\*Open Forum Rules:**

- \* Please be respectful.
- \*The Board reserves the right to utilize a time limit.
- \* Use a microphone when speaking.
- \* State name and lot number prior to speaking.
- \* Virtual (Zoom) Meeting: Use "chat" for questions. Please wait to be instructed on when to post your questions and comments.

### **\* Open Forum:**

Lot # 419 Cathy Baggary asked why we continue to do gate counts, as Assateague does not. Pat responded that it was a requirement due to full time law suit with county and explained that this is a campground subdivision, one of two in the county. Tammy also responded also to her that the difference between White Horse Park and Assateague is that Assateague does not have homeowners contacting the county with problems like those in White Horse park.

Lot # 38 Phil Wood stated he had tide charts available.

### **\* Virtual (Zoom) Open Forum: Lot number will be required for questions,**

Lot # 408 stated that they got permit for hard top canopy, can a hard top be put in the text amendment, Pat stated the county will not permit them. The BOD was not aware of this and most homeowners up to this point did not obtain ECC permits. The BOD and ECC offer apologies. Terry stated that since there were few ECC permits through out the years, without passing the buck, many prior BOD's were never aware of this either. This BOD has tried to step up but we are mercy of county. Homeowner asked can they keep canopy if they eliminate shed, Pat stated yes.

Lot # 51 asked for more details on the window installed in the office. Pat explained there originally was a window years ago, that was covered up, it is private office and it had no egress if there was a fire. Window was installed for a safety concern.

Lot # 222 had a request for additional high back chairs on the pool deck, as opposed to lounges. Owner also asked for proof that the county will not allow hardtop canopies. Permits were obtained from critical area department. Pat stated we will have to wait and see the outcome.

**\* Board Vote on Open Issues:** No official voting took place at this meeting

**\* Motion to Adjourn:** Following Pat's call, Brian Fenstermacher made a motion to adjourn, seconded by Valerie Clark. The meeting adjourned at 10:55 AM by majority vote.

Submitted by Secretary Terry Lenhart 02/28/2024

*Terry L. Lenhart*