

WHITE HORSE PARK COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
March 17, 2012

The meeting was called to order by President, Jerry Mathison with all board members present, except Treasurer, Barbara Price, who was excused. The Board was glad to welcome back Edd Webb who was away for the winter.

The President led the Pledge of Allegiance and introduced the Board Members and Park Manager. Jerry informed all present and all Board Members that from this meeting forward all meetings of the Board will be considered board meetings and not work sessions in order to vote on issues at every meeting rather than delaying votes until the next Board meeting.

Sue Naplachowski, Park Manager, gave updates on issues in the park. She said the new laundry machines had been installed and the new system for payment was also up and running. She reminded everyone that the machine does not give change and will accept cash only for purchase of time on the machines. Sue also advised she was in contact with a security company to get estimates on having security cameras at the dumpsters, marina, bathhouses, and pool. Sue also submitted an estimate of \$8,200.00 for repair to the roads, potholes, and cracks, etc. Sue suggested considering some repairs this year and the remaining next year. It was agreed that we don't have the \$8,200.00 now to invest in these repairs and that there may be some way of repairing cracks on our own and have the company present a new estimate to repair our immediate needs. Sue will contact paving company. To reduce cost, Sue contracted Mediacom for phone and internet service for the office and for the emergency seasonal phone at the pool. Sue reported the new pool company, Best Pools, has been out a couple of times and inspected the pool in preparation for the coming season. The existing cracks in the pool will be checked. Sue also reported that some driveways are more grass than gravel which causes hard for maintenance to take care of these driveways. Pat and Phil agreed that the park should not be responsible for spraying driveways. Pat made a motion for the park to stop spraying driveways. The motion was not carried; Edd Webb said he needed more discussion on this matter. Jerry tabled this topic until the next meeting.

Sue requested to continue to have the office closed on Sundays. Sue explained the office scheduling to the Board. Edd and Phil were not in agreement with continuing to having the office closed Sundays. This issue was tabled until further discussing with Sue and the Board and will be tried on a trial basis.

The minutes from the previous meeting were approved and copies were available to those in attendance. Additional copies are available at the office.

Secretary Pat Heath read the Treasurer's report in Barbara Price's absence. The report was approved as submitted. The budget, submitted by Barbara Price at the previous meeting was

approved. It was reported that there are still many units with outstanding balances of dues, fines, and electric bills to the amount of \$22,507.24.

Pat Young gave the report for the Clubhouse Committee. The schedule of events for the upcoming season is available on the website and at the office. Pat also reminded volunteers are always needed for every event. She thanked all that have volunteered. The Committee is looking forward to a fun season of events in the Park.

The existing issue with the attorney was addressed; the fact that we are not getting answers from him on ongoing issues of the Park. Jerry made a motion to start searching for a new attorney. The motion was carried. Edd said that he had the same experience with this attorney with his other association. With the Board's approval, Edd will check with the attorney being used at his other association.

Weed Pro has not reported back to Sue with the requested estimate for spraying the boatyard.

The Board agreed to have four people on the ECC Committee. This motioned was moved by Phil and seconded and carried.

Edd Webb gave a marina report and said the response was great to the workmanship. Edd also stated that the carpentry and engineering adds value to everyone's property throughout the Park. He advised we have already invested \$300,000.00 in the marina. He made a recommendation to the Board that we hold off one year for phase 3 of the marina. He suggested that we possibly work on the small ramp going out to the outside pier. We are waiting on the estimate for these improvements. The projected cost for phase 3 is approximately \$200,000.00. The same will be done on the outside pier as was done on the main pier. The slips will be 10ft. wide and fingers will also be wider.

Dock boxes were the next item on the agenda. It was agreed no more wooden dock boxes. It was agreed anything added to the slips must first be approved by the Marina Committee. Pat suggested that we should consider fiberglass boxes rather than the Rubbermaid boxes. The concern with dock boxes was size and material. Edd reported that we can get more size for less money with the Rubbermaid box. It was agreed that the dock boxes should belong to the park in order to keep them uniformed.

Edd commended John, Pat, and Sue for the great job over the winter. John built all the pedestals at the marina over the winter and ran all water and electric lines. All thanked John for a job well done.

Jerry informed the Board that we will have the new accountant that we discussed in October will be taking over our account as of April 1st.

Fines: Sue said she would send out warnings of fines. Warnings of fines will be sent regular mail and fine notices will be sent by registered mail.

Large items and abundance of trash dumping was discussed. The suggestions included to move the dumpsters to the front of the park, having a junk man to pick up large items, and security cameras to monitor dumpsters.

Jerry made a motion to approve golf carts. It was stated the attorneys said the Board can vote on this decision. Edd said the Park needs to establish rules and regulations for golf carts before approved. The motion was tabled on this issue.

Edd commented that the Board is anxious for more people to get involved in what is happening in the Park and run for office and contribute their expertise to the park.

OPEN FORUM:

Craig Small, # 354:

- Suggested the lines for the security cameras be run under the roads.
- He suggested that the repairs to the roads be done by park maintenance.
- Commented that spraying the edge of roads and driveways may harm owner's lawns.
- If golf carts are allowed, all rules must be strictly enforced and fines enforced.
- Agreed to have all dock boxes be purchased at one time to reduce cost.

Frank Mench, #304:

- Rules and regulations state no businesses are allowed to operate in the Park. However, a tow truck driver is starting up his tow truck early in the morning and late at night.
- People are putting up fences; example #208, Robert Price. Frank Mench showed pictures and said the ECC application was never approved. He read the rules and regulations stating that no fences were allowed in WHP. Sue said she thought it was a handrail. Frank suggested that the Board members should visit Assateague Pointe for suggestions. He also stated that he thought that there is no security at WHP compared to Assateague Pointe.

Sue Gajewski, #131:

- Homeowners are not acting responsibly with their trash. She doesn't think it matters what size dumpsters we have, people are still dumping outside of the dumpsters.
- Approves the use of golf carts.
- The ECC committee needs to distinguish between a fence and a handrail.
- Agrees office should be closed on Sundays.

Ted Gajewski, #131:

- Approves the use of uniformed dock boxes.
- Against golf carts.
- Against spraying of driveways.

Dave Beaugard, #52:

- Uniformed dock boxes have a potential for being a focal point at the marina.
- Owners should find someone to haul away large trash items.

- Agrees office should be closed on Sundays.
- Suggested park maintenance should spray the edge of roads to protect the blacktop.
- Suggested the marina ramp be a priority since it is in bad shape.

Mike Cobb, #74:

- Trash behind the dumpsters maybe controlled by a fence.
- Security is handled by the guards but questioned whether these incidents are being followed up on.

Joanne Page, #48:

- Questioned approval of hot tubs and all homeowners having to pay to have them filled.
- Suggested charging to use common grounds.

Edd Webb warned all about getting the county involved in matters at the Park since they are overlooking many things that are happening and are aware of these items and are not acting upon them.

The Board of Directors thanked for everyone's input. There was a call for a motion to adjourn the meeting, it was moved and seconded.

Respectfully submitted,

Patricia Heath
Recording Secretary

