

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

[DRAFT]

May 27, 2023 - 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 - 41 / Zoom - 19 / Total lots represented = 60

Pledge of Allegiance: Preceded with a moment's silence in gratitude for those who paid the ultimate price in defense of our Country.

Introduction of Board Members:

Pat Heath - President

Tammy Franklin - Vice President

Brian Fenstermacher - Treasurer

Jon Gilmore - Secretary

Terry Lenhart - General Member

Approval of Minutes: Motion made by Jon Gilmore to approve the April 22, 2023 Meeting Minutes, Seconded by Brian Fenstermacher. The Minutes were approved unanimously by the BOD and Members

Property Manager Report: By Janice Carr **Highlights:** 1) Janice gave instructions for handling election ballots and shared directions to the Annual Meeting / Ocean Pines Community Center - doors open at 10:00am - meeting starts at 10:30am. 2) Boat Stickers are available and can be paid in the Office. 3) A list for tree trimming or removal and also a list for spraying weeds in driveways is available in the Office. 4) Reminder to Owners that all contractors need to sign in at the office upon arrival, and Owners are not allowed to simultaneously share gate cards with visitors.

Treasurer's Report: The April 2023 (start to the 2023 fiscal year) statements and commentary were available at the meeting. Brian read from his April 2023 Financial Commentary. All Financial reports are available on the Park's Website, here: <https://whpca.org/financials/>

Treasurer's Report Approval: A motion was made by Jon Gilmore to approve the April 2023 Financial Report, seconded by Tammy Franklin. Approval was unanimous by vote of the Board of Directors and Members.

Committee Reports:

***Marina Committee Members: Phil Wood and Ted Pedzich. Report by Phil Wood:**

Highlights: 1) Phil offered help to new Boat Owners, if needed. 2) Reminder of all Stickers deadline of June 1st. 3) 24th of June is set for the annual Coast Guard Inspection service of Owner's boats.

***ECC Committee Members: Leroy Weinreich (Chairperson), Craig Small, Susan Waskey, Eugene Neighoff, Beverly Valtos. Report by Craig Small: Highlights:**

1) The 2023 Inspections have begun with 98% of property inspected so far, looking great. 2) Craig informed the Owners that when maintenance is being done with no change in color, an ECC Form is not required; Share plans with the Office and proceed with the work; Painting of a deck was used as an example. 3) Owners have 30 - 45 days to get corrections made for items shown on the post inspection notification report.

***Clubhouse Committee Members: Betty Michalak (Chairperson), Sandy Morgan, Julia Mummert, and Ginger Fromm. Report by Betty Michalak: Highlights:** 1) Betty listed all of the Memorial Day weekend events. 2) Future Events are published in the Newsletters.

***Beautification Committee Member: Terri Koller (Chairperson). Report by Terri Koller: Highlights:** 1) Terri thanked everyone who has helped by pulling weeds, planting and watering flowers. 2) Terri encourages anyone interested in taking over as Committee Chairperson.

New Business / Announcements:

* New rule; Requested by the Community; No smoking in the Pool Area. Tammy Franklin spoke about the newly implemented rule that disallows smoking within the Pool Area, which includes vaping and smoking marijuana.

* Restriction on terms for Rentals: Tammy reported on the County notification that all rentals in the Park are limited to no more than 28 days per lease agreement. The only license issued by the County falls under the category of "Short Term", and the WHP Rules & Regulations have been amended to include that restriction.

Old Business / Unfinished Business:

* Ballot Instructions for the 2023 BOD Election. 1) Pat reminded Members that votes will not be counted if an Owner is behind in their payments to the Park as of June 16th. 2) Jon mentioned importance of reading the instructions attached to the Ballots, and shared deadlines for the return of ballots by mail, in the Office, and at the Annual Meeting.

* Observe speed limit in the Park: Pat reminded everyone of the 10 mph maximum speed limit in the Park, including electric bikes, and that Children can show up in the street at any time. 2) A driver's license is required for riders of all electric bikes in the Park.

***Introduction of BOD Election Candidates w/Q&A:**

Q&A Procedure and Rules:

*Each Candidate will have the opportunity to introduce themselves, followed immediately by a Q&A period for that Candidate.

*Zoom Q&A will follow the live session, using "Chat" to ask questions.

*The Board reserves the right to utilize a time limit.

*Pat began the Candidate Introductions by reporting that Michelle Flory was not able to attend the meeting, and contact can be made via the information shared on her resume. And that all resumes were made available at the Meeting and are also included in the May Newsletter.

* **[Secretary Disclaimer]:** *All reporting and documentation of the Candidate's Q&A is based on notes, recording, and an unbiased focus on accuracy and verity.*

1st Candidate: Valerie Clark introduced herself by providing a brief narrative, and stood open for questions.

Q: Lot #82: What professional skills or experiences would you bring to the Board:

A: 1) Management in Health Care / Negotiating employment and maintenance contracts, including new bills. 2) Communication oriented to be helpful in keeping Owners informed - example being: WHP Declarations are decades old and need to be brought up to date with input from the Community. 4) Principled in respect and integrity.

Q: Lot #117: What is your vision for the Park within the next 3 years?

A: 1) Update outdated WHP Governing documents. 2) Let Owners know they are represented and heard. 3) Keep the Park in its current state or improve with positive public opinions of the Park so that property values can be sustained and/or increased. 4) No support for social media.

No questions for Valerie from the Zoom guests.

2nd Candidate: Brian Fenstermacher introduced himself by providing a brief narrative, and stood open for questions.

Q: Lot #200: What measures have been taken to reduce accounts receivable?

A: 1) Decision to offer statements helped Owners with awareness of their account balance. 2) Utilizing the Collections option and requesting calls made from the Office to alert Owners of any account issues. 3) Investigation; [example]: Going back as far as 2018, searching for an explanation into the root of an Owner's problem.

Lot #335: Brief commentary in support of Brian's personal involvement in the Park's finances.

Q: Lot #236: How much time remains on the Mediacom Contract?

A: Two years.

No questions for Brian from the Zoom guests.

3rd Candidate: Terri Koller introduced herself by providing a brief narrative, and stood open for questions.

Q: Lot #82: Which position would you prefer to hold on the Board:

A: Whatever office is open, but prefer to be a General Member, not the Treasurer.

Q: Lot #117: What is your vision for the Park within the next 3 years?

A: Moving forward to maintain the present course for management of the Park.

Lot #398: Comment made as not in support of Social Media.

Response: Personal experience with inaccuracies posted on Social Media

Q: Lot #335: In reference to WHPCO; Owner fear is the spreading rumors and false information to new owners; Do you have an idea on how to stop WHPCO publications?

A: 1) Not sure that anything can be done. 2) Belief is that content is not worthy of real concern.

Q: Lot # 83: [Zoom guest]: Should a rule be made to not allow Board Members to post on Social Media?

A: Pat Heath interjected that the Board does not participate in open conversations on Social Media, and eventually new owners will develop their own opinion of the Board's performance.

[Impromptu conversations prior to opening the floor to the Association's Open Forum session]

*Lot #372 Commented on Social Media: Past experiences were ridiculous and hopes new Owners don't fall for comments on Social Media.

*Pat opened the floor to BOD Member Terry Lenhart, who commented on communication between Owners and Board members using social media, vs fact and transparency when Owners use the Park's website to contact the Board with questions, concerns, and receiving a timely response.

*Open dialog between several Owners expressing disapproval of the WHPCO email group and their website.

***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 #200 Q: Would desserts be accepted at the Memorial Day Picnic?

A: Yes.

Lot #116 Q: Could the dimensions be changed to allow a taller shed; currently 8 feet?

A: Craig Small shared that the dimensions are clearly stated in the Declarations and based on memory, the height limit of 8 feet resulted from an allowance of 2 extra feet to the original dimensions on all 4 sides of a shed / The rule could change via an approved amendment to the Park's Declarations.

Lot #221 Owner is looking for a Cottage and claims that manufacturers no longer produce a home limited to 750 square feet. In response, someone suggested a call to Beracah Homes.

Lot #82 Offered a reminder for the July 1st Party with tickets available around the 2nd week in June.

Lot #354 Q: Is the use of chewing tobacco and snuff included in the new "No Smoking" rule at the Pool? A: Yes.

* **Virtual (Zoom) Open Forum:** No questions from the Zoom Guests.

* **Board Vote on Open Issues:** No vote was taken.

* **Motion to Adjourn:** Following Pat's call, Jon made the motion to adjourn the meeting, seconded by Terry Lenhart. Without abstain, the meeting adjourned at 11:30am

Submitted by Secretary Jon Gilmore 05/31/2023

Jon D Gilmore