

WHITE HORSE PARK COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING MINUTES

[DRAFT]

October 28, 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 - 20 / Zoom - 12 / Total lots represented = 32

Pledge of Allegiance:

Introduction of Board Members:

Pat Heath - President

Tammy Franklin - Vice President

Brian Fenstermacher – Treasurer

Terry Lenhart - Secretary

Valerie Clark- General Member (Excused from this meeting)

Approval of Minutes: Motion made by Terry Lenhart to approve the September 23, 2023 Meeting Minutes, Seconded by Tammy Franklin. The Minutes were approved unanimously by the BOD and Members

Property Manager Report: By Janice Carr Highlights: 1) Janice reminded that this was the last meeting until next February, the office will be open. 2) She noted that the bath house floors in Seahawk were painted. Skipjack bath house will be next. 3) Removal of items in pool area has begun, preparing for new fence installation. Old fence will be removed and reused. 4) New camera was installed at back gate, and camera's will be added at both bath houses to reduce vandalism, along with new camera in playground area. 5) Dumpsters were reduced to four, down to three shortly. Large dumpster will remain, only for use by homeowners, not contractors. 6) Snow removal is scheduled if needed. 7) Reminder for new homeowners as to gate card and gate use. 8) Janice reminded homeowners that time restrictions were now in effect during off season, total of 60 days from October 1st until April 1st.

Treasurer's Report: The August, 2023 statements and commentary were available at the meeting. Brian read from the September 2023 Financial Commentary. All Financial reports are available on the Park's Website, here: <https://whpca.org/financials/>. September had net negative income of \$5,008, compared to the budgeted loss of \$28,456. The main reason for this difference was that we budgeted all of the insurance expenses to occur in September, roughly \$24,000 will occur after September. Year to date net income is a positive \$13,964. Even after paying the insurance expenses, we will have roughly \$17,000 more income than budgeted. Total accounts receivable (not including

bankruptcy) decreased by \$1,149 to \$10,970. As of September 30, there were 6 lots in collections, and 1 in bankruptcy. Total reserve balance is \$479,984.

Treasurer's Report Approval: A motion was made by Brian Fenstermacher to approve the August 2023 Treasurers report, seconded by Tammy Franklin, a motion was made by Brian Fenstermacher to approve the September 2023 Treasurers report, 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.** Report by Janice as Phil Wood was not present. 1) Purchase of new boards for replacement. 2) Four pedestals were ordered and will be replaced. Repairs approved by the BOD, and Pat reminded all boats needed to be removed by November 1st.

***ECC Committee Members: Leroy Weinreich (Chairperson), Craig Small, Susan Waskey, Eugene Neighoff.** Leroy Weinreich was present with no report given. All is well.

***Clubhouse Committee Members: Betty Michalak (Chairperson), Sandy Morgan, Julia Mummert, and Ginger Fromm. Report by Betty** 1) No report, but reminded homeowners of the Pot Luck dinner Saturday nite, along with Coffee and Donuts Sunday morning.

New Business / Announcements:

*Tammy gave results of homeowner survey regarding gate reader, 100 members voted and had more people in favor, however due to price quote that came in, it was very expensive, and the BOD voted not to purchase. New fence is coming, information was made available for homeowners to see the industrial fence and specs, it will be white aluminum, 3 rail. Two estimates were received and BOD selected the lower price after researching this company. Quote was \$29,778. Reserve funds will be used, not assessment to homeowners.

* Tammy reviewed a homeowner request for gate readers to be placed on exit side of both gates and since it was viewed as very expensive, looked at pros, and cons it was determined that we would not be doing this at this time.

* Pat further explained the off season gate count and occupancy monitoring set by the County, not White Horse Park. Gate count will continue. Unlimited occupancy not permitted, including rentals. Rules will continue to be printed in both newsletter and on website.

* Brian gave House Bill 107 and Reserve Study explanation. Homeowner questions were addressed. In 2020 a reserve study was performed, \$121,050, we have been funding this. In 2025 we will need to update our reserve study, require to update every 5 years. Pat stated that current BOD was very mindful of any assessments but pool fence was pointed out in that report for replacement.

* Pat gave update on Clubhouse use during in season emergency, we have opened bath houses during that time and wish to open up Clubhouse in that event, noting that these are not certified shelters, and if you chose to come it is with your own risk. County has shelters available.

* Terry gave a Bike Loaner update for next season. Increase in damage to bikes and one unit went missing. Jon Gilmore handles this, at his own cost. We are working on new contract to make homeowners accountable. New contract is being prepared, less bikes available at one time. Looking to sign out during office hours and provide a drivers license. Program is in possible jeopardy of possibly being discontinued.

Old Business / Unfinished Business:

* Pat mentioned that signs in laundry rooms, to remind homeowners to remove cloths in washers and dryers in timely manner, will be installed for next season, exhaust fan in Seahawk, that also will be installed.

*Updates on new camera installation and replacements as needed was mentioned by Pat.

* Pat updated new fee on clubhouse, starting January 1, 2024. Cost will be \$200, \$50 will be refunded if no damage after use.

***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 # 272 Terri Koller asked about how long video recordings were retained in case of County questions, Terry stated that due to his dialogue with camera company, estimated up to 15 to 20 days, there is ability to add memory at a cost. New camera is much improved. We hope to make these improvements in the future budget. Pat further explained the purpose of continued gate counts in the off season as so few people, approximately 5 people that may be reported at this time. Terri also asked about the fence material, if it would promote mold. Pat stated that should not be issue.

Lot #48 JoAnne Page questioned the quarterly statement, Brian asked her to allow him to review after the meeting.

Lot #112 Pauline Polaski asked about reserve study, if when done do they consider the age of the infrastructure in consideration. Brian stated they do. The company doing it last time was professional.

Lot #222 Kathy Boone asked about water shut offs, and are they being repaired. Pat explained that they were being repaired ongoing.

Lot #51 Patty Blakeny asked why the pool fence was being replaced, and Pat explained the inability to maintain lock on gate, and fence is climbable. It was due for replacement.

Lot #99 Lynn Redding asked how much the gate reader system cost came in at. Pat explained over \$11,000, thus the BOD made the decision not to purchase. A magnetic lock will be used.

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

Lot #151 Pat Macola wished for photo of new fence, Pat stated that it will be printed in newsletter and also posted on website.

*** Board Vote on Open Issues:** An official vote to replace the pool fence was taken by the BOD, motion was made by Tammy Franklin, seconded by Brian Fenstermacher. Vote was approved unanimously by the BOD.

*** Motion to Adjourn:** Following Pat's call, Brian Fenstermacher made a motion to adjourn, seconded by Tammy Franklin. The meeting adjourned at 11:03 AM by majority vote.

Submitted by Secretary Terry Lenhart 11/03/23

Terry L. Lenhart