

Posted to web on Oct 29,2009

WHITE HORSE PARK COMMUNITY ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
October 17, 2009 at the Clubhouse

The meeting was called to order by Acting President, Bunnie Jenkins. Phil Rensch led us in the Pledge of Allegiance. Bunnie introduced the Board members. Will Goheen, member, Ted Gajewski, member; Barb Price, Treasurer; Bob Raymond, member; Loretta Donaldson, secretary and herself, Bunnie Jenkins, acting president. Roll call of homeowners per sign-in sheet.

Barb made a motion to waive the reading of the minutes since they have been approved, Bob seconded the motion; vote found all in favor.

Barb gave the Treasurer's report.

Committee Reports:

ECC – no report

Clubhouse – no report

Marina – Ed Webb said he has not received anything from the County Corp of Engineers. He has been informed that it is a long procedure and may take 5-6 months for approval. He said the storms have been causing problems and that the bottom edge of the bulkhead is probably rotted through. Our maintenance crew has been trying to fix it to make it look good when the engineers come. He said the marina account money has been found. Tom was called and informed Sue where he had put it. Twelve boats are still in the marina and some have broken lines. He suggested at least ½ inch lines be used.

Park Manager Report:

Attached

Unfinished Business:

1. Rules and Regulations have been completed and mailed out.
2. Directors term  
Barb said doing this would cut their term to 2 ½ years and that the whole system would have to be revamped. This was tabled
3. Work sessions were discussed. Barb made a motion to return to having the BOD and Work sessions alternate months like in previous years. Bob seconded the motion; vote found 4 in favor, 3 against; motion carried. The work sessions will be Feb. 20, April 17, July 17 and Sept. 18.

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#### New Business:

1. Bunnie made a motion to accept Ted's resignation from President, Barb seconded the motion; vote found all in favor.
2. Winter Projects: Sue listed items to be worked on over the winter months.
3. Bunnie stated that a new lawn mower will be needed for next year.
4. Discussion was held about vests or arm bands for pool volunteers.
5. Barb suggested a Contractor Permit for a small dumpster to be placed on the lot where the work is being done. This was tabled.
6. Barb suggested organizing the web site files. Jake will be contacted about this for his views.

#### Open Forum:

Bill Merrick #407 said he had no complaints. Has heard about all the great things the Park Manager is doing. He wanted to know how we selected the Park Manager and thought we did a good job selecting her. He asked that we carefully think over spending money or starting any new projects due to the economy.

Bob MacHenry #443 - Thank Ed Webb for his work at the marina. He wanted to know who is going to enforce the rules. He doesn't want one penny of our money to be spent on the enforcement just have the office handle it. Rules should be approved by all not just the BOD.

Brad Basford #139 – Complimented Sue on her newsletter and her performance, he said the jury was still out on the board. He said Sue is capable of running the park and that the Board needs to take care of the financial issues. He agreed with most of the Rules but some are ridiculous. He said the Rules should have been voted on by all and that some of the Board members are breaking some of them. He wanted to know how you can enforce some and not all. He said the fines and warning doesn't make sense.

Jim Underwood - #341 Said we should have some kind of appeal process. On removing outside items he said we should specify. i.e. Response was that anything that could blow away and damage your unit or another's should be taken in. Violation should be verified. Response: We are not out to Police the park, it will be up to the manager and the guards. Leave it to Sue's discretion.

Frank Mensh #304 - most of his questions had been answered. He wanted to know how the board was going to handle the personal property on the lots and that had been cleared up. He appreciates all the hard work the BOD has done and complimented Sue on a job well done.

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Ed Webb #409 - had an idea that will have some disagreement but suggested renting space in the board yard, with strict guidelines. This could help with expenses. He suggested bringing back the RV's. Some members are paying a lot of money to store them elsewhere. He would rather see the park get that money.

Ron Weeks #286 – some of his questions were answered. He said a contractor chewed him out for mentioning his name at the last meeting. He suggested arm bands or vest for pool volunteers. He volunteered to be on the pool committee.

Sue Gajewski #131 - thanked Ed Webb for all the work he does at the marina and asked him when he replaces ropes, etc. if he gets paid for it. Ed said when we had the delinquent boats removed he took off depth finders, ropes, etc. and kept them. He said he has a good stock on hand. She thanked Sue for a job well done and said she was a great park manager.

Stan Campbell #303 –said a lot he wanted to talk about had been covered already. All board meetings of the BOD should be open meetings unless they are held for personnel or contract negotiations. He thinks the rules are probably illegal and that the compounding of fines is ludicrous. He thinks we have gone too far with the rules but agree with some. Families come just for fun. Suggested to move gate and office and use the money from the trailers to pay for it. He suggested closing the front gate instead of the back gate.

Will Goheen said there will be a New Years Eve Party. Bring a covered dish and your own bottle. Beer, sodas, chips and pretzels will be supplied. Cost will be \$8.00.

Tootie made a motion to adjourn the meeting, Barb seconded it, vote found all in favor; motion carried.

Respectfully submitted:

Loretta M. Donaldson, Secretary

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This section was posted on Web before the meeting....

> AGENDA ( post to web 10-5-2009)  
White Horse Park Community Association

OCTOBER 17, 2009

CLUBHOUSE 10 AM

Pledge of Allegiance

Call to Order

Introduction of Board Members

Approve Minutes of Board Meeting on September 19, 2009

Treasurer's Report

Committee Reports ( ECC) Clubhouse, Marina, Playground) 15 minutes

Park Managers Report (10 Minutes)

#### UNFINISHED BUSINESS

Rules and Regulations

New Directors take over in January

Work Sessions Feb 20, April 17, July 17, Sept 18

Serpe Issue

#### NEW BUSINESS

Except President's Resignation

Officers

Winter Projects-solar lights/walkways....move post at marina

New Lawn Mower

Volunteers for pool committee

Outer wear for pool committee

Contractor's Permit

Organize Web Site Files (talk to Jake)

#### OPEN FORUM

Anyone who wishes to speak must sign up.

Closed Executive Session