

WHITE HORSE PARK COMMUNITY
ASSOCIATION BOARD OF DIRECTORS'
MEETING MINUTES [DRAFT]
September 23, 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 - 15 / Zoom - 25 / Total lots represented = 35

Pledge of Allegiance:

Introduction of Board Members:

Pat Heath - President

Tammy Franklin - Vice President

Brian Fenstermacher – Treasurer (Excused from this meeting)

Terry Lenhart - Secretary

Valerie Clark- General Member (Excused from this meeting)

Approval of Minutes: Motion made by Tammy Franklin to approve the August 26, 2023 Meeting Minutes, Seconded by Terry Lenhart. The Minutes were approved unanimously by the BOD and Members

Property Manager Report: By Janice Carr Highlights: 1) Janice gave storm update, bath houses are open in case of problems. 2) Mentioned the survey for gate card reader for Pool. 3) Gave update regarding new Cottage update from Oakwood Homes, approximate cost of \$160,000, ballpark amount. 4) Contracts are being renewed. 5) Discussed the drainage ditch situation, drainage and upcoming survey of park boundaries to see if County can be asked to assist. 6) Reminded about the occupancy restrictions to start as of October 1, 2023. 7) Janice thanked residents for Halloween decorations. 8) Electric bills going out this week, due November 1st. 9) She gave maintenance updates.

Treasurer's Report: The August, 2023 statements and commentary were available at the meeting. Terry read from the August 2023 Financial Commentary, as Brian was not Present. All Financial reports are available on the Park's Website, here: <https://whpca.org/financials/>. August had net negative income of \$12,463, which was \$5,939 better than budgeted. Year to date net income to a positive \$14,925, which is \$14,436 more than budgeted through August. As of August 31, the operating account had a healthy \$179,339. Any further questions may be addressed to the Treasurer, Brian Fenstermacher. Last payment on Cable is due October 1st.

Treasurer's Report Approval: No motion was made to approve the August 2023 Treasurers Report. Approval of the August 2023 Treasurers Report will take place at the October 28, 2023 BOD meeting.

Committee Reports:

***Marina Committee Members: Phil Wood and Ted Pedzich.** Report by Ric Smith as Phil was not present. Highlights: 1) Gave storm update at marina, no damage reported. Everything was secured.

***ECC Committee Members: Leroy Weinreich (Chairperson), Craig Small, Susan Waskey, Eugene Neighoff.** Report by Gino stated that 90% of re-inspections were complete, and were in compliance. Wished to thank park management and Bod for support for ECC.

***Clubhouse Committee Members: Betty Michalak (Chairperson), Sandy Morgan, Julia Mummert, and Ginger Fromm. Report by Terry Lenhart as Betty was not present.** 1) Labor day picnic was great, thanks to volunteers. Banana split socials great success. 2) Bikers Breakfast went very well, 55 people attended. 3) Ice cream social for this evening was canceled due to impending weather. 4) Potluck dinner October 28th, hosted by Sandy Morgan, 5pm to 8pm. Menu is Fried chicken platter, etc. Asked each family to bring one covered dish. Tickets will be on sale at the office.

New Business / Announcements:

* Pat explained park insurance was reviewed and renewed for the next year.

* Pat addressed the trash contract, we are signing the new contract with current company due to only one other bid that was higher.

*Property insurance for individual homeowners were discussed as this appears to be a developing problem, more so for the trailers. Pat suggested American Modern, Markle Insurance, and another homeowner suggested Assurant Insurance. Information will be available in the office and will be in the next newsletter.

*Information regarding pumping out drainage ditch outside of Park, problems with water ponding. Boundary survey will be completed.

*Information on new information on cottages available as Janice had previously commented available in the office.

*New pool fence gate reader is being investigated if it can be integrated into our current system in conjunction with our current gate reading system, and the benefits of it suggested by Pat. Old pool fence will be re-purposed in the boat yard. Bids are not complete yet.

Old Business / Unfinished Business:

* Phragmites spraying to be completed to save the marsh.

*Camera installation at bath houses and rest rooms still not completed but in the works.

*Clubhouse Rental fee increase as of January 1, 2024 and reasons why were discussed.

*Back gate camera repaired, light to be added.

*Signs in laundry rooms limiting time usage and unloading will be posted.

*Fan in ladies bathroom at Seahawk will be installed.

***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 #151 Charlie Macola asked about amount of pool passes needed. Pat reminded him that it was intended that pool passes would be phased out.

Lot #117 Sandy Morgan suggested new fence needed behind the dumpsters. Reminded coffee and donuts on Sunday.

Lot #272 Terri Koller thanked BOD for keeping large dumpsters. Suggested card reader on gates leading out. Pat claimed we would investigate.

Lot #408 Nelda Eldreth asked if cameras were at pool - Yes there are. Stated that woman's bathroom at Seahawk was locked. Maintenance is currently being done, requiring it to be locked. Pat stated that we would discuss if clubhouse may be used in an emergency.

Lot #9 Joann Topolski suggested research and restrictions regarding renting in the park. Pat explained there could be lawsuits, and encouraged her to forward any information that she could share with BOD. Terry explained the work the BOD has done with the rules for renting and also encouraged any suggestions from all homeowners would be welcome.

Lot #11 Natalie Fowler asked who would be responsible for drainage ditch on common grounds, Pat suggested that she contact office as it would be the park's responsibility.

Lot #386 Gino Neighoff claimed many homeowners doing projects are asking for exceptions, Pat confirmed that ECC can not offer that. Rules will be adhered to, and we count on ECC to enforce.

Lot #43 Ric Smith asked about 50 amp breakers in pedestals not available at each home, Pat stated they will be replaced by 60 amp breakers in the future. A lengthy debate ensued. Ric stated that water hydrants were originally installed for fire protection.

Lot #161 Garey Phillips again stated there will be no pool passes, only the card to gain access to park. Confirmed by Pat.

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

Lot #335 Sylvia Devilbiss asked if all cameras were repaired as this is a gated community. Pat responded with all gates, cards, and guardhouse does not make it full proof.

Lot 125 Brent Erskine questioned value of card reader at pool. Pat explained the ability to restrict renters or homeowners to the pool for various reasons.

Lot #130 Paul Langford asked due to long wait list at marina, could extra slips be added. Pat answered that there are rental slips available and adding additional may not happen. Contacting Phil Wood may be helpful.

Lot #127 Kevin Johnston asked what the cost of new pool fence, gate reader would be and how it was funded. Pat responded we are still accepting bids so we currently have no numbers, it would be paid out of reserve funds, no additional cost to homeowners, no increase in HOA fees.

Lot #73 Frank Shutty asked what type of fence would be installed at pool, Pat stated aluminum fence, white and commercial grade, possible industrial grade.

(Cont.)

Lot #292 Judy Walizer asked for costs on gate pass systems, cost of malfunctions if any, amount of time until it would be repaired and if access can still be made to pool if malfunction occurs. Pat explained only one point of entry for homeowners, estimates are not in yet, we have no idea what cost would be for repairs.

Lot #82 Ginger Fromm asked how many pool passes allowed, Pat stated pool cards would not be required, only gate cards currently used. Additional cards can be purchased.

Lot #83 Bev Quimby asked will we all get one free card, that will be explored.

Lot #322 Kimberly Atkinson asked if photo's could be shared of fence. Pat said yes. It will be white, and Tammy stated that we will be getting the pool fence done, will increase property values overall. Will benefit entire community. The gate has been problematic, and requires replacement due to County inspections.

* **Board Vote on Open Issues:** There were no open issues to vote on during this meeting.

* **Motion to Adjourn:** Following Pat's call, Terry Lenhart made a motion to adjourn, seconded by Tammy Franklin. The meeting adjourned at 11:26 AM by majority vote.

Submitted by Secretary Terry Lenhart 9/30/23

Terry L. Lenhart