

WHITE HORSE PARK COMMUNITY ASSOCIATION, INC.
Homeowner's Annual Meeting
June 30, 2012

The meeting was called to order by President, Jerry Mathison at 10:00am. All board members were present, except Secretary Pat Heath, who was excused.

The President led the Pledge of Allegiance and introduced the Board Members and Park Manager.

President Jerry Mathison explained the election of two available openings on the Board since Barbara Price and Phil Rensch's terms have expired. President Jerry Mathison introduced the three candidates: Dave Beauregard, Ted Gajewski, and Will Goheen. Each candidate gave a brief summary of their qualifications. John Nethken, David Page, and Linda Underwood tallied the ballots and were thanked. 108 votes were needed for the election. Ballots were all in and ballots acceptance was closed at 10:06am.

The minutes from the previous meeting, June 2011, were approved and copies were available to those in attendance. Additional copies are available at the office.

Marina Committee - Edd Webb began with thanking Barbara Price and Phil Rensch for their service. Edd Webb gave a review of recent improvements to the marina. Phase one and two have been completed which included bulkheads, Gazebo and area. Phase 3 which includes renovations to the boat ramp and marina shed will begin this fall through winter 2013. Edd Webb announced no increases in dues should occur for these renovations through Phase 4. Park Manager, Sue Naplachowski added the Power Squad would be at the Marina to inspect boats on July 7th at 8:00am.

ECC Committee - Shirley Skillman gave the report for the ECC Committee. See attached.

Clubhouse Committee - Barbara Mathison gave the report for the Clubhouse Committee. See attached.

President Jerry Mathison reported, within the past year the park truck has been paid off, we have acquired a new pool company; Best Aquatic, 20 additional pool lounges were purchased for a present total of 54 lounges. Other changes included: obtained WeedPro to maintain Phragmites, new insurance company Atlantic, Smith, Cropper, & Deeley, and the CPA firm of Gregory & Associates. There is a new laundry system implemented with new machines. The laundry card system is designed to track income accountability.

President Jerry Mathison also reported that the water bill, which is paid quarterly, has increased \$6.00 per unit. Cable TV cost also has increased and enough is not being collected to cover this amount. Dues increases are being considered for 2013.

Park Manager Sue Naplachowski added that 10 water hydrants have been replaced throughout the park and asked if anyone sees any leaks please call the park office to prevent water waste.

President Jerry Mathison reported that 63 were present and that 65 were needed for a quorum for the meeting.

Liz from Gregory & Associates, CPA, was present and reported:

- Michelle, her associate will also be assisting our Association.
- A compilation will be done through the end of the fiscal year.
- With reviewing the replacement study a target of 2.4 million should be considered.

Lot owner #251 James Bruggy, questioned why a compilation is being done and not an audit. President Jerry Mathison replied no audits have been done since last Park Manager, only compilations have been done.

John Nethken reported election results:

Dave Beauregard 195 votes
Ted Gajewski 169 votes
Wilbur Goheen 114 votes

Also announced were the votes for Golf Carts:

Yes 116
No 138

President Jerry Mathison thanked the election committee and reviewed no golf carts will be allowed, registered licensed and insured vehicles will only be permitted in the Park.

OPEN FORUM:

Marge Webb, # 216:

- She spoke to the pool company and is organizing an adult pool swim. No details were given.

Steve Knotes #394:

- Expressed his appreciation for Park improvements and also for keeping cost to a minimum.

Billie Kessler, #423:

- Acknowledged and wanted to thank Don Fortner for his years of service.

Barbara Mathison, #209:

- Reminded all house numbers need to be displayed on all homes and not on sheds for EMS purposes. She also thanked all who volunteered at all of the events.

Brian Simmon, #127:

- Thanked Park Manager and the Board of Directors for how nice the Park looks.

Karen Boon, #200:

- Commented for homeowners to please keep a positive attitude at functions and appreciate the volunteers.

Maria Warburton, #192:

- Submitted an email. See attached email.

Shirley Skillman, #030:

- Commented on email read that these are same homeowners who thought that bulk items pickup could be taken out of the marina fund.

James Bruggy, #251:

- Suggested a special assessment should be charged for \$20,000.

Harold King, #429:

- Questioned if the Park will be getting WiFi service. Jerry Mathison said it was once voted against, but maybe revisited.

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.

Meeting was adjourned at 11:08am.

Respectfully submitted,

Pam Boyd
Office Assistant