

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

[DRAFT]

June 29, 2024 – 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. Election results will be announced prior to adjournment.

Call to Order: 10:00am

Attendance: - Total lots represented = 76

Pledge of Allegiance:

Introduction of Board Members:

Pat Heath - President

Tammy Franklin - Vice President

Brian Fenstermacher – Treasurer

Terry Lenhart - Secretary

Valerie Clark- General Member

Approval of Minutes: Motion made by Terry Lenhart to approve the June 24, 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) Gave compliments to WHP community 2) Try to anticipate what homeowners need and want and open to suggestions. 3) Thanked BOD for assisting her in her job, especially call out to Pat Heath whom was President as long as Janice has been Manager. 4) Janice thanked the staff, both office and maintenance. She stated she was very impressed with current maintenance staff.

Annual Financial Report: Presented by Accountant Gary Deutsch, All Financial reports are available on the Park's Website, here: <https://whpca.org/financials/>. As Gary was late, Brian began explaining Annual report due to how many pages, it was available as limited handout, and was already on website for anyone wishing to see it. We ended up with profit of \$7,286, a bit higher than reported in the March report due to extra late fees added after report was run. 2) Total reserves at end of year \$529,021, last year \$482,443, increased by \$47,000 from last year. Contributions to reserves was \$135,000 3) Some expenses were taken from reserves. 4) Balance sheet showed assets of \$693,040, last year \$577,000. 5) Brian noted Reserve study, which he thought would be redone next year shows that we are in very good shape, our study requires mandatory contribution of \$121,000, we exceeded that. 5) At this point Gary Deutsch joined meeting and wished to thank the BOD and members for allowing him to serve. Brian announced that the Financial Review was currently underway by PKS and would be posted on website when complete. 6) Lot 147 had

questions about her account and how payments were applied. Brian mentioned that notes to bank through Revo-pay do not get passed on to Accountant or office. Lot 354 asked about late fees due to mistakes, and Brian stated it would not be added. Lot 379 asked about cash on hand assets, Brian stated it was total assets. Gary went on to explain in depth. Lot 38 mentioned about paying ahead situation, Gary does look for that but issues due occur. Brian stated that mainly happens when electric and cable bills are due. Lot 124 asked if there was ability for homeowner to go in and monitor your account, Brian stated no, you can call office for print out.

Committee Reports:

***Marina Committee Members: Phil Wood (Chairman) and Ted Pedzich.** Phil Wood reported they were replacing deck boards. He asked if you have a deck box with lock, to give one key to office so they may remove boxes during renovations. He stated that eye bolts were installed for you to strap down. Lines and signs were added in parking area. All payments for Marina may be made in office. Revo-pay still available.

***ECC Committee Members: Leroy Weinreich (Chairperson), Craig Small, Susan Waskey, Eugene Neighoff.** Leroy Weinreich reported that ECC inspections were complete, re-inspections have been started and reminded about filling out permits for anything done outside.

***Clubhouse Committee Members: Betty Michalak (Chairperson) and Lynn Redding. Report by Betty** 1) Betty announced picnic planned for immediately after meeting at clubhouse, ice cream social from 6-8pm, same day and also mentioned 4th of July picnic on July 6th, tickets still available at office.

***Election Committee:** Secretary Terry Lenhart thanked and announced the names of the 2024 Election Committee and volunteers, Chairperson Ginger Fromm, members Bev Quimby, and Linda and John Underwood, and volunteers Betty Michalak, Tim and Julia Mummert, Lynn Redding, Pat Macola, Susan Waskey, and Donna and Bill Linkins.

***Update On Accomplishments by Current BOD During Past Year:** Tammy Franklin summed up past years achievements, additional tables, umbrella's and chairs at the pool, fans to laundry rooms and bath houses, signs protecting children, professional weed spraying and tree trimming, the BOD found a builder to who is willing to construct cottages in the park meeting our needs, pool fence replaced, new and replaced camera's, renovations to office and guard house, repaired chairs in clubhouse, provided large dumpster for homeowners.

***Projected Projects for Upcoming year:** Tammy mentioned work on improvements in Marina, improvements to infrastructure, work on drainage ditch at entrance, more White Horse Park events in the clubhouse, Treasurer continuing plan for Reserve bill #107 in Maryland regarding HOA's, and continued investments benefiting the community.

***Update on Gazebo With County:** Phil Wood stated the meeting is scheduled for July 3, 2024 at 1pm, he is reporting for Tracy Barnhart lot 88, who filed the text amendment. He stressed non confrontational, asking for their help. He stated that there are 7 commissioners in county, and we need 4 of them to agree. They will be talking to planning commission, made up of county commissioners, not certain they will vote that day.

***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.

*** Open Forum:**

Lot # 73 asked if son in law could bring boat in for the day, Phil stated immediate family may, with purchase of boat sticker and keep in overflow lot, must provide registration and insurance.

Lot #82 Ginger reminded about the 4th of July Picnic, and also stated that we would be having Coffee and Donut Social this Sunday in clubhouse 9-11am.

#147 asked about quorum from last year. Brian stated that we did not have quorum last year, but no voting by the members had taken place. She also asked about the weeding service to homeowners. It was stated to contact the office. She also asked Phil if family member may launch kayak while down, and he stated it was permitted. She thanked the accountant for his assistance with a problem.

Lot #151 had questions about vegetation in front of their property along the water front. She also stated that she was promised by a bod member last year that the swale would be taken care of. Pat Heath suggested she contact office, Janice mentioned it may be part of marsh land and she should possibly contact DNR.

Lot #314 Tammy Franklin thanked Pat Heath, both present and past times on the BOD. She went on to list all of her accomplishments. Pat thanked all the BOD members and employees she had the opportunity to work with.

Lot #399 expressed concern on bikes, scooters, etc that contain lithium batteries. Pat suggested we may research manufacturer information.

*** Board Vote on Open Issues:** No official voting took place at this meeting.

***BOD Election Results:** Read by Election Committee Chairperson Ginger Fromm:

1. Total Number of Ballots Returned: 193
2. Total Number of Disqualified Ballots: 21
3. Election Results based on a total of 172 qualified votes:

Michelle Flory – 67 votes

Tammy Franklin – 116 votes

John McKinney - 151 votes

Pat Heath made an impromptu comment thanking all of those candidates that ran, she also suggested that there has been criticism in the park, and suggested that we all want harmony. She stated that harmony comes from participation, many times the ones critical are not participants. She said criticism is not participation, and change requires participation. She also stated that the ballots are maintained in the office for 6 months following the election.

*** Motion to Adjourn:** Following Pat's call, Brian Fenstermacher made motion to adjourn, seconded by Valerie Clark. Meeting was adjourned at 11:05 AM

Submitted by Secretary Terry Lenhart 07/04/2024

Terry L. Lenhart