

WHITE HORSE PARK COMMUNITY ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING  
August 15, 2009 @ 10:00 a.m. @ the Clubhouse

The meeting was called to order by the President, Ted Gajewski. Phil Rensch led us in the Pledge of Allegiance. Ted asked us to remain standing for a moment of silence.

Those Board members attending were Ted Gajewski, President, Bunnie Jenkins, Vice President, Loretta Donaldson, Secretary, Barbara Price, Treasurer, Will Goheen, Bob Raymond and Phil Rensch, members. Homeowners present by sign-in sheet.

The minutes of the previous meeting were read. Phil made a motion to accept the minutes seconded by Barbara. Vote found all in favor, motion carried.

Barbara gave the Treasurer's report. Phil made a motion to accept the treasurer's report. Vote found all in favor. Barbara asked the BOD members to please review the Financial Statements and if they have any questions to let her know. She has some questions now of her own.

Park Manager's Report  
Copy attached.

Marina Report – Ed Webb

Plans are being drawn up for up-grading. We could have a problem at the gazebo because some of the columns are eaten away. It may cost us more money. It takes approximately 4 months to get permits from the County, but the ball is rolling. He met with the State Police about trailers in the boat yard; we do not know who they belong to. Once we get clearance from the Police we can get rid of them. There are strict procedures to follow and we are going through the proper channels. People are throwing trash in the back of the boat yard. Hard rain caused us to get more stone. Sue asked if owner of Lot #243 was present. They have no stickers and will be sent a letter about the fines. Ed said that 5 out of 6 of the ones without stickers must have put them on last night or early this morning. He suggested that a letter be sent with the electric bill stating that stickers are required and expected and he offered to put them on himself. He had some suggestions from homeowners: 1 to put a few sheds on back lot of the boat yard so people could rent them. We could not control the storage of fuel in the sheds and with the flooding it could be a problem and the Park would be liable. 2. Possible renting out 6 spaced for utility trailers and charge a fee. 3. Put Jet Ski lifts or platform between the gazebo and the flag pole and rent them out like boat slips. He said that the utility trailers would pay \$35 sticker fee plus a storage fee. Ted asked about the Jet Ski lift. Ed said we have a lot expense down there now and suggested putting this on the back burner. Ted thanked Ed.

## Clubhouse Committee – Pat Young

She announced that the Luau was tonight with Randy Lee Ashcraft. She said the pool was fixed and ready for tonight. She said these affairs could not be a success without the help of all the volunteers

### Unfinished Business:

Bunnie said she was disappointed with the lack of communication between the Board. She asked if Sue would send all communications to all the Board instead of just the President. Sue said she follows the chain of command and that Ted should let the Board know.

Bunnie wanted the fines clarified. Bob wanted to specify finable offences and non-finable offences. Ted said the Rules and Regulations should be gone over again. He wanted to know if we wanted a special meeting or do it in steps. Phil said the problem will be here in the winter. Bob said to have a special meeting to get this done. Barbara said to send the letter to the homeowner. Phil made a motion to go ahead with the Rules and Regulations as they are. Will second the motion. Discussion: Bob wanted a special meeting to go over the R&R that Barb brought up. Further discussion followed. Phil made a motion to add Ted's suggestion and to send R&R out that we passed last month. Will second the motion. Vote found 4 in favor and 3 opposed, with reservation that it be looked over. Motion carried.

Will suggested a New Year's Eve party; he asked to let him or Tammy know.

Barbara said we have a lot of pool issues and that State Law requires the lifeguard to be in the chair all the time. We need someone to enforce rules. Tootie said that at a campground the lifeguard or camp manager came to the pool and had all children under 15 get out of the pool and go to the parent that brought them to the pool. Those without an adult had to leave the pool. Members need to help police the pool. Ted asked for volunteers to check pool passes and to contact the office if you see an offence.

Bunnie asked about the ECC committee. Ted said we have 2 members. Barbara said Craig Small has volunteered for 2 years and has never been put on it. Ted said he was one of them. Barb said she would tell him and give him the forms.

Bob asked that when the pool closes on Labor Day could we put up a sign to swim at your own risk. It was said that it is not possible due to health department and that if any thing happened the Park would be held liable and would be fined. We need someone certified to check the pool. Sue is planning to get certified this fall.

In reference to the utility trailer in the over-flow, it was suggested to chain it in the boat yard. Sue said she will have it towed to the boat yard. The owner should be required to pay a \$35 fine, for towing and storage fee. Phil suggested that when a vehicle tows a trailer or boat in that they make a reference to it so we will know who brought it in. Sue said she already has a system in place that all things being towed in are recorded in the book.

Ted excused himself from the meeting and Vice President Bunnie continued the meeting.

## New Business:

Phil asked if all meetings will be Board meetings and not work sessions. Bunnie said yes because it takes too long to get something done if we have to wait 2 months. Barb said we should have an agenda so everyone can look it over and be prepared in advance. Phil says he doesn't get any information and Barb, Bunnie and Tootie said the same thing. Bunnie said that Sue only sends correspondence to Ted it was suggested that she send it to all BOD members. Phil suggested we make a motion that Sue send all information to all BOD members. After discussion Barb made a motion to have the Park Manager continue to contact the President, who in turn will forward all information on to all BOD members after he receives it. Bob seconded the motion; vote found all in favor, motion carried.

## Open Forum:

Karen Boon - #200 – Felt that it would be better to send out a complete package of R&R instead of sending out one and then another. She said it would be more impressive to do it all at once. Give Sue something to back her up. She was impressed with all the people who volunteer from Board members, Jerry, Ed to committee members. Sue doesn't fit in this category, but when I see a chart on how the water flows during a storm I am impressed with that.

Pat Young - #288 – Wanted to know when the small dumpsters are full if it is ok to use the large one. Response: Yes. If anyone needs to call a guard when they are out on patrol they should go to the guard shack and get the cell number.

John Sale - # 49 - Wanted to have a vote for an advisory board of homeowners so that before the BOD meeting votes on something they will know what the homeowners want. Barb wants to implement an agenda published on the web site 2 weeks in advance. This will encourage homeowners to come and can request to be put on the agenda. She suggested having the homeowners open forum first to discuss items on the agenda and then an open forum after the BOD meeting. Bob proposed that a clip board be put in the office to put items on. Joanne Page said she didn't have email here. That is why a copy of the agenda should be available in the office.

Gary Mercier - #71 – Complained about kids playing in the boat yard. He said his stickers were stolen. Ed and Sue will see that the sign is put up with the rules. He wanted to know if renters get a copy of the rules when they come into the Park. Bunnie said all homeowners should place the rules in their units when renting. Sue said she doesn't want to be a rental office. She suggested telling the homeowners who rent their units to be responsible for giving the Rules & Regulations to their renters. The office doesn't always see the renters because they use the swipe card. Sue suggested telling the homeowner if they are renting their unit they should have their renter stop at the office to receive a copy of the rules and give their phone number or the homeowner's number. Gary asked about the stop sign and if it was permanent and the location of the new speed bump. Sue explained the stop sign and the location of the speed bump. He also said that the lifeguard was in the water with her boyfriend. Sue said she has addressed this with the pool company.

Sylvia Devilbiss - #335 –Asked we have talked to our attorney about renters. These people don't care about anything, lets get them out of here. Contact the homeowner. Don't ask Sue to impose fines. Bunnie said she called the owner on another issue and she made the people move. Bunnie suggested a letter be sent to the homeowner. Sue said it is three families involved. Phil explained what we are trying to do.

John Sale - #49 – Said to have the attorney send them a letter with a copy to the renter.

Sylvia Devilbiss - #335 - Suggested sending something in Newsletter saying homeowners will be fined if they don't have their renter check in at the office. Phil quoted from the by-laws and said that the homeowner would be responsible to pay the attorney fee. Sylvia said the life guards are not doing their job, and since they are young they are intimidated. We need to get the people to check tags. The sign says no food – enforce no eating in the pool. She liked Tootie's suggestion.

Jim Underwood - #341 – People should be made aware of rules. Police should be called to establish a record. He liked the idea of the agenda, with ideas of homeowners input.

Ron Weeks - #286 –Asked that when the life guard closes the pool because of a storm shouldn't they re-open it after the storm is over. Sue said they have to wait one half hour after thunder before the can re-open the pool.

Barb made a motion to adjourn the meeting at 12:05, Will second the motion; vote found all in favor motion carried.

Respectfully submitted:

Loretta M. Donaldson, Secretary