

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

**- DRAFT -**



**March 26, 2022 - 10:00AM**

**Call to Order 10:05am**

**Pledge of Allegiance**

**Attendance:** 26 Live / 12 Virtual (Zoom) = 38 Lots represented.

**Meeting Procedure:** – Meeting is recorded by the Secretary to be used / deleted upon completion of the Minutes. The Lot Owners' *Open Forum* is scheduled before any vote is taken by the Board / The Board reserves the right to add and remove vote items during the meeting. Zoom Chat: Please wait until instructed to post questions.

**Introduction of Board Members:**

Pat Heath - President

Brian Fenstermacher - Vice President / Treasurer

Jon Gilmore - Secretary

Tammy Franklin - General Member

Terri Koller - General Member

**Approval of Minutes:** February 26, 2022 BOD Minutes draft approved by unanimous vote.

**Property Manager's Report;** Offered by Janice Carr; Topics covered: 1.Bookkeeping service returned to the Office (from Bergey&Co) - 2.Make adjustment for new monthly dues payments - 3.Mention: number of active property sales - 4.Update on Maintenance projects - 5.Mention: Large Dumpster arrives for May 7th Community Clean Up Day - 6.Reminder: County permit and WHP fee required for all Rentals.

**Treasurer's Report & Approval:** Covered by the Treasurer / Treasurer's Report For February 2022 was approved by unanimous vote.

**Committee Reports:**

**Marina:** Report read by Phil Wood (Ted Pedzich is a Member) Topics: 1.Boatyard gravel project is completed - 2.Gratitude to the Crawfords [lot #20] for helping w/line painting, and to the Board for approving needed funds - 3.Help is needed to install caps for 105 pilings & other tricks to assist with bird control - 4. Always looking for help and new committee Members.

**ECC Members:** Craig Small, Susan Waskey, Bonnie Stevens, Joann Topolski, Leroy Weinreich. Report offered by Craig. Topics covered: 1.Insight offered for new Owners - 2.Contact the County Permit Dept. on all large projects - 3.Ground level decks - 4.Photos and drawings are a big help - 5.Contact ECC on any plan changes - 6.Follow up project inspections are now required - 7.Annual inspections begin in mid to late April / deadline extensions can be offered upon request.

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**Clubhouse Members:** Laura Bivona, Penny Condren, Fern Thomas. Report offered by

Laura. Topics covered: 1.Planned activities; Ice cream socials (help needed) / Details for May 14 Yard Sale / May 7th Community Clean Up Day / April 24th Donut Social / Contact Office for information and offers to help.

**Beautification Members:** Terri Koller & hardworking volunteers. Terri mentioned a tentative common ground clean up project where Timberline Circle properties meet the Horse Farm will follow smaller Community clean up projects.

### **New Business:**

\* Proposed adjusted budget report. (Vote Item) Details offered by Brian Fenstermacher. \* Proposed By-Law amendments. Report offered by Pat and Tammy. Details: 1. Amendments can only be passed by vote of 70 or more represented Lots in attendance at the Annual meeting - 2. For necessary quorum requirements, Zoom will not be offered at the Annual Meeting - 3. There are 4 proposed amendments by the Board, giving more power to Owners.

\* BOD Election: A three year term will be open. Resumes must be received in the Office by May 11.

\* Discuss and seek responses to the survey about golf carts and fire pits: Comments include: 1. No decision to move forward will be made without a sufficient number of surveys returned by Owners - 2. Allowing Golf Carts would require involvement with the Park's Lawyer, Worcester Co., and amending Declarations w/signatures from at least 279 Owners. \* New procedure for removal of yard waste (only): Details offered by Pat: 1. Dumping of any kind is no longer allowed at the Boatyard - 2.Yard waste must be bagged and placed on the Park's trailer staged in the dumpster area - 3.Owners are responsible for disposal of large limbs etc that won't fit in bags.

\* Repairs to office and guard house are being planned.

### **Old Business:**

\* Biannual billing for cable (\$152.00 due May 1 / October 1 - One time payment \$304.00 due May 1). Any increase in September will be reflected in the October fee. \* Quarterly billing for electric (No change to billing periods/ remains quarterly) \* New fee for owners who rent. (Increase from \$50.00 to \$100.00 - County Permit required) \* Monthly Dues ( \$154.00 - Starting April 1st [HOA = \$106.00 / Water & Sewer = \$48.00] ) \* Contact Farmers Bank of Willards to make a change to the fixed Monthly dues amount.

**Open Forum Rules:** (Rules can be found on the March 2022 Meeting Agenda) **Open Forum / Live Session:**

Lot #38: Commented on need for strict Golf Cart rules and limit Fire Pit fuel to propane. (Tammy Franklin added to the conversation in agreement).

Lot #399: Apposed Fire Pits and Golf Carts

Lot #222: Interested in cleaning wooded area behind their lot / ask if the woods belonged to WHP or the Horse Farm (answer: The wooded area belongs to WHP) / Asked if Bird House(s) is maintained by the Park (answer = no) / Requested more round tables w/umbrellas in the Pool area. (Reply: Pat stated the more tables are planned). Ask if Renters would be allowed to bring Golf Carts if approved? (answer = no)

Lot: #386: Reported fire hazards from neighbors placing items near his unit and shed. Pat reminded the room that open flames is not allowed. Craig Small shared fire safety awareness and gas grill maintenance. Ms Topolski suggested that the Office and not ECC be involved in dealing with owner complaints.

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### **Live Open Forum Continued:**

Lot #200: Commented on favorable attendance for March.

Lot #360: Commented on Committee Clean up and asked about accumulation of tree branches being stored on their lot until able to dispose of them / reinforced property line along

the Horse Farm / asked if fuel for grills is limited to propane (answer = no) / confirmed that open flame torches is not allowed.

## **Open Forum / Virtual (Zoom) Session:**

Sound check reports:

1. From Leroy Weinreich: Sounds all good
2. From Ginger Fromm: Sounds great
3. From Patty: Can you ask people to mute

From Doug Stanley: Wait they are calling "Firepits" Is actually cooking grills ?

-End chat session-

**From: White Horse Park (Zoom Host): If anyone has any questions, you may enter them now. Thanks**

From Sylvia Devilbiss: The first ever WHP bingo will be held Saturday April 23rd. There will be a 50/50 raffle with proceeds to be donated to a charity. We will post dates of future bingos in the newsletter.

-> Reply: Thank You.

From Doug Stanley: So Just to be clear , Charcoal and pellet grills are going to be banned and expensive propane a extremely volatile hydrocarbon will be allowed ? I missed part of the meeting.

-> Reply: Fire Pits (if approved), would be limited to propane. Tammy Franklin added to the response.

From William Rinkers: Question - When will the bath houses open for the season? -> Reply: Early to Mid April.

From Alexis's Ipad: We allow smoking within the pool area in a large designated area, but should smoking be allowed for health reasons in this public area? ->Reply: The Park feels compelled to offer a designated smoking

From William Rinkers: Can the bathhouses be made a non-smoking area?

->Reply:Yes. the bathhouses are non-smoking areas already, we can add signs.

. Lot #52 (live attendee): Suggested the smoking area pavillion would be best used by non smokers.

-> Reply: The smoking area is furthest from path of travel by non smokers. Lot #379 (Live attendee): Made a suggestion for surveys to expand on pro and cons etc prior to voting on a survey.

-> Reply: Attending Meetings is a good way to learn about details pertaining to surveys and other items occurring in the Park. Tammy Franklin mentioned a pros and cons chart that the Board created and used.

Lot #52 (live attendee): Ask if Medicom was mandatory?

->Repy: Yes. And Pat explained why it's necessary to continue with the current contract. Lot #52 (live attendee): Ask if Fire Pits could be placed on Common Ground?

-> Repy: That could be an option.

From Ginger Fromm: Food around the pool causes ants. Could we go back to tables outside the pool area?

->Reply: No. There are tables at the Pavilion / Terri Koller added clarity on Gingers request. -3-

## **Virtual (Zoom) Session Continued:**

Lot #433 (live attendee): Remembered details about the vote on Mediacom contract leading to the vote (3 vs 5 year contract) - Not a fan of Mediacom.

->Reply Terri Koller and Pat Heath shared details on the current Mediacom contract. Lot #200 (live attendee): Commented on Mediacom disclaimer items.

From Ed Scheiner (Lot #255): If the Last Amendment required all members to have an opportunity to Vote and 279 were needed. WHY is the BY-Law Amendments not being handled the same manner?

->Reply: Refer to the Park's governing documents. There is a difference in amending between the Bylaws and the Declarations.

From bprice: What is the in person attendance and zoom attendance.

->Reply: 38 total / 12 on Zoom & 26 Live Attendees

Lot #379 (live attendee): Ask if everyone is locked into the cable contract?

->Reply: Yes.

## **Board Vote on Open Issues:**

1. Motion called by Pat Heath for the Board to accept the 4 proposed By-Law Amendments / Motion made by Brian Fenstermacher and seconded by Tammy Franklin - Acceptance of the 4 proposed By-Law Amendments was approved by unanimous vote.

2. Budget Approval: 2022/2023 Budget; Pat Heath called for a motion to approve the 2022/2023 Budget / Motion made by Jon Gilmore. Prior to approval Terri Koller explained her reason for voting against the 2022/2023 Budget based on the dues reduction vs building a stronger reserve, encompassing her amicable experience working with the Board. Pat shared a follow up and Brian Fenstermacher seconded the motion - The 2022/2023 Budget was approved by a vote of 4 to 1.

Jon Gilmore made a motion to adjourn / motion seconded by Brian Fenstermacher / the meeting adjourned at 11:35am.

***Agenda submitted by Secretary: Jon Gilmore 03/28/2022***

*Jon D Gilmore*