

WHITE HORSE PARK COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' MEETING MINUTES

[DRAFT]

JULY 22, 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 - 25 / Zoom - 15 / Total lots represented = 40**

**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 May 27, 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) Janice provided report that park was busy, all running well, including lawn care, majority of homes are looking good, office working with those that need work, pool great and lifeguards nice, marina in good shape. 2) Reminded everyone that no open fires, including tiki torches. 3) Also reported that MediaCom had been in to replace some new lines, call office with any problems. Two plumbing issues had been repaired in park. 4) Tree work is still being taken care of and she thanked everyone for all that they do.

**Treasurer's Report:** The May and June 2023 statements and commentary were available at the meeting. Brian read from his May and June 2023 Financial Commentary. All Financial reports are available on the Park's Website, here: <https://whpca.org/financials/>. Brian highlighted payments to Revopay, how payments are applied, and how payments are applied to older invoices first, but should not matter if all payments are made on time. He also suggested to pay each invoice separately.

**Treasurer's Report Approval:** A motion was made by Tammy Franklin to approve the May and June 2023 Financial Report, seconded by Terry Lenhart. Approval was unanimous by vote of the Board of Directors and Members.

### **Committee Reports:**

**\*Marina Committee Members: Phil Wood and Ted Pedzich.** Report by Phil Wood:

Highlights: 1) Reported all is going well. 2) Kayak racks are assembled, waiting to be installed. 3) Some violations reported with office handling them.

**\*ECC Committee Members: Leroy Weinreich (Chairperson), Craig Small, Susan Waskey, Eugene Neighoff.** Report by Susan Waskey: Highlights: 1) Once more reminded members that volunteers are needed for ECC. 2) Clarified that all outside work require ECC application, with drawings and photo's especially helpful, if application not submitted, fine will be issued. If any questions, you can call her. 3) ECC final sign off is required when work is completed.

**\*Clubhouse Committee Members: Betty Michalak (Chairperson), Sandy Morgan, Julia Mummert, and Ginger Fromm. Report by Betty Michalak:** Highlights: 1) Betty listed all of the upcoming events which are on the calendar. She also gave an update on the 4<sup>th</sup> of July picnic, and the bike parade. She thanked all the members that help with all the events. 2) Future events are published in the monthly newsletter.

**\*Beautification Committee Member: TBD (Chairperson),** 1) Currently, there is no one designated to this committee, if interested please notify the BOD. 2) Janice was thanked by the members for taking care of the flower planting around the office.

### **New Business / Announcements:**

\* It was announced that the chairs would be reupholstered in the clubhouse during the off season.

\* It was reported that the air conditioner unit that takes care of the pool chemical room requires replacing. Two bids were submitted, one for \$8900 and the second for \$6200.

### **Old Business / Unfinished Business:**

\* An update on the water shut off project was given, very large undertaking that is ongoing.

\* 10 MPH speed limit in the park was again stressed, the BOD continues to look into ways to electronically monitor this and will be updated when we have more information.

### **\*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 #117 Sandy Morgan gave update on Bingo prior month, was excellent. She also reminded members of upcoming Bingo that evening along with Children's Bingo upcoming.

Lot #335 Sylvia Devilbiss announced a new activity, Game Night on Sunday at the Clubhouse. Board games were mentioned.

Lot #83 Bev Quimby mentioned Texas Holdem, as a game she plays.

Lot #48 Jo Anne Page brought up accounting issues, and Brian Fenstermacher told her he would research her problem. She also asked about kayaks stored on homeowners premises, Pat responded that kayaks should be stored out of sight on properties, or on kayak racks by the launching ramp.

\*Tammy Franklin mentioned that some units may be renting without proper permits and asked anyone doing so to please contact office. She asked homeowners for help monitoring when units are being rented.

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

Lot # not clear, asked if the BOD can publish list of owners renting in the park, Tammy suggested that we should check with attorney first if this would be possible.

**\* Board Vote on Open Issues:** Vote was taken by the BOD to replace the Pool A/C unit, motion made by Brian Fenstermacher to accept the \$6200 bid, seconded by Terry Lenhart. Vote was approved unanimously by the BOD.

**\* Motion to Adjourn:** Following Pat's call, Brian Fenstermacher made a motion to adjourn, seconded by Terry Lenhart. The meeting adjourned at 10:40am by majority vote.

Submitted by Secretary Terry Lenhart 07/25/23

*Terry L. Lenhart*