

WHITE HORSE PARK COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING MINUTES

[DRAFT]

March 23, 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.

Call to Order: 10:00am

Attendance: - Live - 12 / Zoom - 31 / Total lots represented = 43

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 February 24, 2024 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 reported that the pool fence is almost complete, two sections remain, along with gates to be installed. 2) Gazebo status is still pending. 3) De-winterization of bath houses and marina completed, along with floor painting and new shower curtains installed. Skipjack bath house was open this weekend, next week Seahawk will reopen along with new exhaust fan installed. 4) Marina will open April 12, boat slip payment due April 1, 2024 to be paid in office in person or mail check. Insurance and boat sticker must be presented. For kayak, space on rack is available. 5) She reported on ditch maintenance on Beauchamp Road. 6) Extra chairs for pool, along with 2 tables and umbrella with stand, along with new planters. 7) Two openings on the BOD to be elected at June annual meeting, resumes, with picture due in office no later than May 15, 2024. 8) May homeowner meeting will be moved to May 18, 2024, not May 25th to avoid conflict with the Memorial Day weekend as it was last year. 9) Meter readings just completed, due May 5th. Dues did go up to \$173 per month, cable is also up to \$226.87 due May 1st and October 1st. New payment schedules are available. 10) If renting, rules are available. 11) Additional dumpsters being added. Roll off available for large debris, not for use by contractors.

Treasurer's Report: The February 2024 statement and commentary was made available at the meeting. Brian read from the February Financial Commentary. All Financial reports are available on the Park's Website, here: <https://whpca.org/financials/>. He noted that February had a net positive

income of \$8,311, income and expenses very close to budget. Our year to date net income was a positive \$14,678, which is \$25,456 more than budgeted through February. Total accounts receivable, not including bankruptcy, decreased by \$2,070 to \$6,889. As of February 29th, there were 5 lots in collections, and 1 in bankruptcy. He also reported total reserve checking balance is \$113,326. Reserves total \$135,659, bringing total reserve balance to \$522,397. One of our CD's matured and renewed at higher interest rate of 5.2%. Brian also noted that a rebate from Choptank Electric which will be reflected in the common ground fee totaling \$3200, a reduction of about \$7 off of each homeowners next electric bill. Brian also reported cable increase to the park of about 9%, which we have no control over.

Treasurer's Report Approval: A motion was made by Tammy Franklin to approve the February 2024 Treasurers reports, 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.** Phil Wood was not present, Pat read a statement that slip payments are due no later than April 1st. Marina will open April 12, 2024. Ted Pedzich commented that he manages kayak racks, and last year added about 12 additional spaces, only one spot available. Kayak dues are \$35 due by June 1st, no double stacking. Please check status of your kayak.

***ECC Committee Members: Leroy Weinreich (Chairperson), Craig Small, Susan Waskey, Eugene Neighoff.** Craig Small reported everything looking good, but mentioned about weeds on properties, will be noted during inspections. Some sheds needing repair, mold will also be inspection point. Inspections to start mid to end of April, infractions will be re-inspected within 30 days. Make certain yards are clear of winter debris.

***Clubhouse Committee Members: Betty Michalak (Chairperson), Sandy Morgan, Julia Mummert, and Ginger Fromm. Report by Betty** 1) Currently nothing to report, as meeting of clubhouse committee would take place after BOD meeting, decisions on functions would be posted at later date.

New Business / Announcements:

* Pat gave cable update on cable increase, up 9% and will result in 2 payments of \$226.87. Our contract expires September 2025, the BOD taking the position currently of not renewing cable contract in the future, homeowners will have the ability to continue cable on their own, but not with any bulk contract. Other options are available to homeowners.

Old Business / Unfinished Business:

*Pat noted that the BOD would be voting on the new budget for 2024-25 at end of this meeting.

*Pat also gave update on pool fence, the fence company was shorted materials but will be completed.

*Pat mentioned the current position on the gazebos, we are still part of the text amendment in conjunction with Assateague Pointe but it is a long process through the County. We are not certain of any time frame.

*Pat again reminded 2 openings on the BOD this year, submit resume by May 15 with picture, and plan on speaking at the May 18th meeting if possible.

*Pat reminded that a questionnaire was emailed out for updates regarding homeowner information, along with current email addresses. Please submit to office.

***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 # 151 Charlie and Pat Macola asked about hardtop canopies and Pat responded at this time we do not know if and what the County will accept, and currently the attorneys are not certain hardtops will be accepted. Charlie stated that they did submit a critical area permit and it was accepted. It was explained that unfortunately there is also a building permit required.

Lot # 360 Lenny Buber asked about pool service, lifeguards etc, Pat explained it was signed and paid for.

Lot # 379 Ted Pedzich stated that we do not have a council person that we can go to if we have a problem, we are at the mercy of these agencies and they do not have much of an interest to assist us. In his opinion, we must be mindful that the county will not act in a quick manner to help our concerns. Feels as though we should tread in a careful manner because we are at their mercy. Pat responded that none of us can vote in this county. We will continue to work with Assateague Pointe.

Tammy announced that in the afternoon we would be meeting in clubhouse to reupholster seat backs on chairs and would welcome volunteers to help.

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

Lot # ? asked for a repeat of gazebo report, and Pat again stated there really was nothing new to report. As soon as we find out the BOD will report. She reported that this was initially caused by homeowner going to Snow Hill because they were turned down by ECC due to irregular size. This resulted in County coming in to inspect whereas the park was told we could not have them at all. A question was raised by a homeowner in the room what the text amendment contained and it was reported that we do not have that information. This is in the lawyers hands currently. Another homeowner in the room asked if May 1st deadline would be enforced by the county, Pat stressed in her opinion, which could not be in any way confirmed, that the county most likely would not come in and enforce while this was pending. Again, only an opinion. Another homeowner asked if they can themselves go to county, Pat responded that that was up to them, we can not stop that, but the more the county is harassed, the less likely they will cooperate with the community. Pat stated that the current BOD is in support of gazebo's but we must go by the law.

* Lot # 272 asked for repeat of cable information. Pat re-addressed. Contract will expire in September 2025. Current BOD is not in support of continuing.

*** Board Vote on Open Issues:** A formal vote was taken to adopt the 2024/2025 Budget by the BOD, a motion was made by Brian Fenstermacher to adopt, it was seconded by Valerie Clark. The vote was approved and adopted unanimously by the BOD members.

*** Motion to Adjourn:** Following Pat's call, the meeting was called adjourned. The meeting adjourned at 10:45 AM by majority vote.

Submitted by Secretary Terry Lenhart 03/27/2024

Terry L. Lenhart