

WHITE HORSE PARK COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING MINUTES

[DRAFT]

April 27, 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 - 24 / Zoom - 32 / Total lots represented = 56

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 March 23, 2024 Meeting Minutes, Seconded by Brian Fenstermacher. The Minutes were approved unanimously by the BOD and Members

Property Manager Report: By Janice Carr Highlights: 1) Janice reported that fence was finished with the exception of the gate hardware and landscaping, and pool deck being power washed, along with new planters, table and upright chairs purchased for pool area. 2) Janice also updated repairs, including chairs in clubhouse recovered after last BOD meeting, pump motor for pool is not working and is currently on order. Sewer line repair is planned, although will not affect any homeowners at this time. 3) New maintenance man was hired, full time. One more will be hired. 4) Bikes are ready for loaning out, new procedure in effect requiring homeowners to sign them out in office, must come in during office hours, and Sunday office is closed. Renters are required to have drivers license as ID to borrow bikes. 5) A&I lawn care will spray weeds in driveways, 2 times per year at \$50, if interested, contact office. 6) ECC inspections are due to start, new applications are being updated to include detailed explanation on what you wish to do. 7) **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.** 8) There are currently 2 positions open for the BOD, must have resume into office by May 15, ballots will be mailed out once all resumes are received. Ballots will be counted at annual meeting on June 29, 2024, and may be mailed back or submitted prior to meeting starting if in person. 9) Currently 13 properties for sale, reminder that gate cards must not be loaned out, nor allowing anyone in back gate. Visitors must check in at office. 10) Dumpsters are for homeowners only, not contractors.

Treasurer's Report: The March 2024 statement and commentary was made available at the meeting. Brian read from the March Financial Commentary. All Financial reports are available on the Park's Website, here: <https://whpca.org/financials/>. Brian noted that for the year, we ended with a profit. He noted that March had a net negative income of \$7,756 due to an extra \$10,000 of reserve funding in March. This was due to a projected profit for the year, bringing final year end profit to \$7,095. Profit will be used to increase our available cash in the operating account. He reported that accounts receivable (not including bankruptcy) increased by \$493. Collections amount increased by \$583, bankruptcy amount increased by \$181. He noted that we paid \$6,000 for a new HVAC unit at the maintenance building, not transferred until April. Also reported total reserve checking balance would be \$116,613. CD totals were \$284,605, and total reserve balance was \$529,021, total contributed to Reserves was \$135,252. Brian also mentioned that the use of the Park Credit Card earned \$1,000 in rewards, expecting about \$8,000 this year which will be used towards incoming bills. Pat commended Brian for his efforts in earning interest on CD's of \$15,000.

Treasurer's Report Approval: A motion was made by Tammy Franklin to approve the March 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 reported that new deck boards were ordered, to be replaced shortly, working on dock boxes. Flags were put up. New lighting for flag pole. All slips are rented, 15 were on waiting list. Some people will allow Phil to rent out current slips for daily use when homeowner is not using theirs. Grading and gravel will be done to extend boat yard. Boat stickers are due June 1, he will be sending out emails. Even if boat is not here, purchase sticker by June 1 or if not you will not have space reserved in boat yard.

***ECC Committee Members: Leroy Weinreich (Chairperson), Craig Small, Susan Waskey, Eugene Neighoff.** Leroy Weinreich reported that they will start inspections in next 2 weeks, park looking good. Reminded everyone doing work to fill out ECC application. Tammy reminded homeowners that ECC members are permitted onto your property to do inspections as allowed by declarations and bylaws. They are volunteers and should be treated with respect.

***Clubhouse Committee Members: Betty Michalak (Chairperson), Julia Mummert, Ginger Fromm, and Lynn Redding. Report by Betty** 1) Betty mentioned ice cream social evening of BOD meeting, and reminded the donut and coffee event Sunday morning. She outlined all events scheduled this season. She introduced Lynn Redding, new volunteer to help with functions. Functions will be posted in the newsletter, and on the website calendar for your information.

New Business / Announcements:

- * Pat updated that A&I lawn maintenance will be completing the edging and gravel around the new pool fence. Will be completed by the time pool opens.
- *Pat reported that new electric pedestal replacements were ordered to keep in inventory, stating we obtained them at about half price of prior purchases.
- *Pat also reported that water hydrants were purchased at a reduced cost due to new supplier that was used.
- *Pat updated that Clearwater tree company will be contracted to trim trees in boat yard this year, to keep branches off of boats.

Old Business / Unfinished Business:

*An update on the gazebo situation was reported by Tracy Barnhart, Lot 88 homeowner. She stated that she was going to attempt to submit a text amendment to the county in behalf of all homeowners with gazebo's, with the assistance of a commissioner, Eric Fiori, within the county which supports the effort. Tammy added that the BOD's understanding is that once the text amendment is introduced, it may extend the deadline for canopy owners to remove them by June, until this is resolved. She asked Tracy if we could have something in writing. Tracy explained that there were no guarantees that they would be successful, but remained optimistic due to the support of a commissioner that felt confident that he could also find other supporters within the commissioners. She went on to explain that they did not specify hard top or soft top, but commissioner may support the idea that older people can not continue to put canvas on each year and push that item with other commissioner supporters. Size in text amendment was submitted as 12x12. She asked for support at the upcoming planning meeting where this would be on agenda, whether you currently have one or not. Tammy thanked Tracy for her efforts as the BOD had tried to the best of their abilities. Tracy said the county does not want the canopies to be placed on homeowner parking spots. Negotiations will continue. Pat also thanked the homeowners involved in this, and thought it may have not been received well when the BOD went to county with our lawyers, might have been perceived as threatening. Hoping that this will benefit everyone in park at some point, and BOD fully supports this. Pat offered to reimburse the \$400 filing fee. Nelda Eldreth, lot 408 also spoke to Jennifer Keener, feeling very discouraged, until she spoke to Commissioner Eric Fiori, and was told he had no knowledge of this prior to her call and he appeared very supportive. She felt that it was stopped within the zoning office. She feels we have reached the right people to make it happen. Tammy reminded everyone that until this is all resolved, no new applications for canopies can be accepted. Pat further explained that the regulations in 1996, which is now on our website, completely caught the current BOD by surprise and we had no knowledge of this all of the priors years. Phil Wood stated that he put together an email list of all canopy owners to keep them updated.

*Pat gave update on pool fence, it is up but we are awaiting panic bars to be installed, required by fire marshal on both gates. This has been large problem. We will update in future. New chairs by homeowner requests have been purchased.

*Brian gave explanation of refund on common ground charge. He explained that the park had gotten a refund from Choptank in January of \$3575, and we passed this along, about a \$7.69 deduction from each bill this quarter.

*A reminder that there are (2) positions open on the BOD this upcoming election, resumes are due by May 15, and would encourage anyone running to attend the May 18 meeting to introduce themselves. You are required to be member in good standing.

*Brian explained member in good standing, same as last year's election. Must not owe money to park. If the lot owner has one or more invoices that have remained unpaid in whole or part for 31 days or more from the invoice due date, and the unpaid invoices are \$25 or more, you will not be permitted to vote. A report will be run the day before the election to determine this, keeping in mind that you can not pay the day before, as it takes couple days for bank to process. If you are a candidate, the cut off would be May 15 to qualify you to run. This is critical as ballots must be made up to send out immediately after the May 15 deadline.

*Valerie reminded that all resumes will be available on the website, and will sent out with ballots to read prior to election. One is currently on website.

***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 #408 Nelda Eldreth suggested that the signs coming into park reminding of kids in park, be placed at each stop sign. She thought they were a good reminder to homeowners and renters. Pat stated we would take that in consideration.

Lot #398 Betty Michalak asked if cabinets be placed on wall to rid floor of clutter. Tammy responded that some small renovations in upcoming projects. Clubhouse is on to do list.

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

Lot # 83 Bev Quimby would to nominate Tracy Barnhart to run for BOD. She also asked Betty if any plans for game night? Betty answered it will be discussed.

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

*** Motion to Adjourn:** Following Pat's call, Brian Fenstermacher made motion to adjourn, seconded by Tammy Franklin. Meeting was adjourned at 10:54 AM

Submitted by Secretary Terry Lenhart 05/01/2024

Terry L. Lenhart