

WHITE HORSE PARK COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' MEETING MINUTES

[DRAFT]

August 24, 2024 – 10:00 AM



**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: 10:00 am**

**Attendance: - Live - 25 / Zoom - 19 / Total lots represented = 44**

**Pledge of Allegiance:**

**Introduction of Board Members:**

Tammy Franklin - President

Valerie Clark - Vice President/Treasurer

Terry Lenhart - Secretary

John McKinney - General Member

Michelle Flory – General Member

**Approval of Minutes:** Motion made by Valerie Clark to approve the July 27, 2024 Meeting Minutes, Seconded by Terry Lenhart. The Minutes were approved unanimously by the BOD and Members.

**Property Manager Report:** By Janice Carr Highlights: (1) Janice stated that we have many items on our list to be done in the park but asked homeowners for any suggestions (2) She mentioned points of concern, such as grass cutters, dogs in the park, and problems at the front gate. She went on to explain that the grass cutters were behind schedule due to rain, storm causing a large tree to fall in the clubhouse area. A&I removed the downed tree for us. As a result of rain, tractor was stuck in common ground. She apologized for interruption in service, any further problems, call office. (3) A&I also did weed spraying in homeowner driveways this year, \$50 for 2 applications per summer, you may call office to sign up for next year. (4) She mentioned if you have dogs, or rent you must make certain they are leashed, have shots, and also pick up droppings, complaints have resulted. Dog bags available around the park. (5) Janice went on to explain that there was a water barrel by front gate to prevent persons from squeezing through around gate, since replaced by pole concreted in as a result of homeowner bypassing gate card system due to his card deactivated as a result of non-compliance. We can not keep any homeowner from accessing their property, but in that situation, they must sign in at the office. (6) Pool will close on Labor day, September 2<sup>nd</sup>, homeowners asking for it to be open past that time, she stated it is not possible as the pool company has contract that determines date. (7) Marina will be open until November 1<sup>st</sup>. The last clubhouse activity is in October, Pot Luck dinner, Crab Feast tickets still on sale in the office.

**Treasurer's Report:** The July 2024 statements and commentary were made available at the meeting. Valerie read from the July Financial Commentary. All Financial reports are available on the Park's Website, here: <https://whpca.org/financials/>. Valerie apologized for failing to have the commentary on website until prior evening, stated she wanted to make certain she understood what was contained in it prior to posting. She stated that budgeted gross income for July was \$143,197, actual was \$148,387, resulting in \$5,190 more, which was helped by \$2,000 credit card rewards. She explained to the community that Brian was able to obtain a cash back credit card, himself becoming guarantor, as such we earned approximately \$12,000 in free money last year. It was determined by BOD members, that no one wished to be guarantor, thus the card will be closed. She stated that his arrangement was legal, but would not continue going forward. Budgeted expenses for July were \$162,201, actual were \$157,285, important to note that lawn service, security service and trash collection expenses were lower than budgeted, but may play catch up in upcoming months. Final net operating income for July is \$10,106 over budget. Valerie stated that year to date budgeted gross income was \$557,538, while actual gross income was \$562,352. Year to date budgeted expenses were \$538,979, and actual were \$530,353. Net result leaves us with net operating income of \$13,440 over budget. She also stated that total delinquent accounts receivable (not including bankruptcy) declined from \$16,896 to \$7,131. Accounts in collections decreased by \$1,707 from last month. She mentioned that there are currently 6 accounts in collection as of July 31<sup>st</sup>, same number as during June. Bankruptcy amount remained the same as June as \$4,730. Also noted, the Reserve fund balances totaled \$325,855 and the Marina Reserve fund balance totaled \$204,419. Total reserve contributions this fiscal year to date were \$42,871 including interest earned by bank accounts and CD's. Valerie also reported that during July, \$938 in reserve funds used to replace pool pump, through end of July \$49,613 in reserve funds were used to maintain community.

**Treasurer's Report Approval:** A motion was made by Terry Lenhart to approve the July 2024 Treasurers reports, seconded by Michelle Flory. 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 not much to report, repairs ongoing, dock boxes added, everything running smoothly. November 1<sup>st</sup>, boats must be removed from marina.

**\*ECC Committee Members: Leroy Weinreich (Chairperson), Craig Small, Susan Waskey, Eugene Neighoff.** Leroy Weinreich reported that new member added to ECC, Kelly Sanders lot 46. Re-inspections are now complete, looking good overall. He stated that due to frequent complaints from homeowners for items over property lines, encouraged everyone to bring personal property back onto property in near future. He also mentioned if anyone is applying for concrete or asphalt, all rules must be followed or application will be rejected. Please read, follow instructions, submit photos, supply survey plats.

**\*Clubhouse Committee Members: Betty Michalak (Chairperson) Lynn Redding.** A report was read by Terry Lenhart, as Betty was not present at meeting. (1) Bingo Saturday evening, cost \$5 and on one under 18 admitted (2) Sunday morning coffee and donuts 9am to 11am (3) Crab Feast August 31, from 1pm to 5pm, cost \$40, tickets available at office (4) Banana split social August 31, from 7pm to 9pm, cost \$4 (5) September 14<sup>th</sup>, bikers breakfast from 8am to 11am, cost \$9 pay at door, cash only.

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

\* Tammy Franklin recognized Michelle Flory as new BOD member as a result of Brian

Fenstermacher's recent resignation. Michelle agreed to assume position. She was given opportunity to make any comments, Michelle stated that she looked forward to serving on the BOD, and learning as much as she can about the BOD and the park itself.

\* John McKinney reminded everyone that boats were not to be brought in via the back gate, they must enter via the main gate, be properly stickered. Some boats coming in unauthorized without proper stickers, and are dumped in overflow lot. This then requires Phil and John to determine who they belong to. After hours, guards must check for proper information. He stated that there have been renters bringing in boats, which is not permitted, property owners only. Tammy reminded owners that it is against the rules to bring any boat in back gate and those people could be fined. Homeowners are responsible for everyone in their unit.

\* Valerie Clark explained that due to her research, the BOD has the opportunity to provide homeowners the ability to access their accounts online with quick books in addition to the quarterly statements. Janice will send out email to every homeowner, and if you wish that option, you may email her back.

\* At this time the zoom host announced that there was an unknown person on Zoom and had requested them to identify themselves. Problem was resolved.

\* Terry Lenhart gave update to Brian Fenstermacher's resignation acceptance. On August 13, 2024 during a BOD zoom meeting a motion was made by Terry Lenhart to accept Brian's resignation as treasurer, seconded by John McKinney, vote approved unanimously. A Second motion was made by Brian Fenstermacher to appoint Valerie Clark as Treasurer, and was seconded by Tammy Franklin, vote approved unanimously. He did not resign as BOD member, until his home was sold in an effort to aid in the transitioning. On August 22, 2024 he officially resigned from the BOD and it was unanimously accepted by current BOD members at that time. His reason for leaving was purchasing another residence in Ocean Pines. Terry went on to thank Brian for his service on the BOD for many years, expressed confidence in Valerie Clark's ability to carry on as treasurer, we have maintained same accountant, and feel that the transition will continue to be smooth.

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

\* Tammy Franklin gave an update on bath house and laundry building. Signs are up regarding parking, ramps are in showers. We are working on painting lines for handicapped parking spot at Seahawk. An email will go out when all work has been completed to alert homeowners.

### **\*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 # 80 Bonnie Harnly expressed concern with young children playing in the park on the streets, suggested that parents monitor children more closely to prevent injuries.

Lot #80 Tracey Barnhart gave update on gazebo text amendment. Reminded homeowners the the meeting at Snow Hill is September 3<sup>rd</sup>, at 10:30 am. She spoke to the County Commissioner that is supporting the text amendment, and since Mr Bunting stated during an open hearing that he refused to support this, it was not optimistic that it will be approved. Tracey did attempt to call Mr Bunting with no response back. She did thank Ric Smith and Phil Wood for their assistance. She also mentioned if

it does not pass, we may resubmit. Tracey also learned that Mr. Bunting is good friends with a woman on the planning committee, possibly not in our favor. Tammy stated to Tracey that the BOD appreciates all that everyone has done to assist in this endeavor.

#408 Nelda Eldreth had comment for Leroy, her thought was that anything on common ground were subject to move prior to sale of property. She asked what has changed? Leroy stated that as park evolves, ECC and BOD's change, rules will change. He claimed that it has become much more difficult with the amount of home sales recently. He felt that a majority of property on common ground was on outside perimeter of park. He is just encouraging to begin now to move personal property off of common ground. She also asked regarding gazebo's and/or sheds. Tammy stated that currently the county says you can have one or the other, but the BOD does not have answers until this all plays out with the text amendment. She feels that the BOD should stay out of this, but we support the effort. Tracey Barnhart further stated that pop up canopies currently require no permits, as for actual canopies, they do require permits, and that is the basic problem.

Nelda also asked if the park allows fire pits, as she sees them. Tammy stated that if homeowner actually sees it in use, call the office and report it.

Lot # 417 Mike Herbert had question about his shut off valve, he asked if park was responsible for the frost free hydrant, as well as the shut off valve? He felt that the park should be responsible for replacing valve. Tammy stated that we will get back to him on this matter.

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

\* Lot # 382 Liz Snowden asked when ECC application is denied, are all of the reasons included on the application and returned to applicant. Leroy stated that the ECC normally just denies them and responded, to follow the directions. Liz also asked in a follow up question if she could meet with ECC and Leroy agreed.

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

**\* Motion to Adjourn:** Following Tammy's call, Terry Lenhart made motion to adjourn, seconded by Valerie Clark. Meeting was adjourned at 10:49 AM

Submitted by Secretary Terry Lenhart 8/28/2024

*Terry L. Lenhart*