

WHITE HORSE PARK COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 16, 2013

The meeting was called to order by President Jerry Mathison, and he led the Pledge of Allegiance. Three Board members were present, Jerry Mathison, President; Ted Gajewski, Treasurer; and Pat Heath, Member. Ed Webb and Dave Beauregard were excused. Jerry refreshed the procedure for the meetings stating that all meetings are open for discussion and that any proceedings at the meeting can be discussed during the open forum at the end. There are no more closed meetings. Jerry then introduced the Board members present and the Park Manager, Sue.

The minutes from the last Board meeting were available to all present and had been approved. The Treasurer's report was given by Ted and approved.

The Park Managers report followed with the back gate as the first topic. It appears that the back gate will have to have additional work in order to make it operative. This will entail digging up the road to repair the loop which controls the gate going up and down. The Maintenance crew will be digging up the road this coming week to prepare for the repair. The approximate cost of this will be \$1,000.00. Sue stated that 1020 gate cards had been issued to owners and staff and emergency people. However 24 owners have not turned in applications for cards yet. The new gate system has intercepted many people who were not residents of the park, and who were trying to dump in our dumpsters and also contractors who have had cards given to them from past owners that were not returned, allowing them to enter the park at will. We feel we are accomplishing control over admittance to the park which was the goal.

The maintenance building is slowly rotting away some repairs have been made and they are waiting for better weather to paint. Sue suggested we consider siding for the building. The BOD approved siding. The shed at the Clubhouse has been repaired and waiting for weather to permit painting. The other shed from the Clubhouse has been removed and destroyed.

Sue reported that our pool was given a "Certificate of Excellence in Pool Operation" from Worcester County. They have requested a gate pass which was authorized by the BOD.

Electric pedestals have been replaced on three lots. All underground electric has been repaired except for Lots 445-450 we need to trace for breakage underground between lot 445 and Phase II bath house. We pulled the meter from lot 404 it is in Bankruptcy. Pine Cone Street light fixture replaced.

MARINA:

Engineer Stacy Hart has completed blueprints for the ramp at the Marina and Sue is waiting for a contract from Mid Atlantic.

ECC:

The January packet sent to all homeowners included a letter from the ECC Committee with a checklist of items they will be looking at during their inspections which will begin in the spring. A "Home Beautiful Contest" will be held in June 2013. Sue Gajewski stated that this does not mean you have to plant tons of flowers etc. it's more the overall appearance of a property. No one from the Board or the ECC Committee will judge for this contest.

CLUBHOUSE COMMITTEE:

The Clubhouse Committee has published a schedule for the coming events for the season; copies of these are available in the office. Jerry and Barbara Mathison will serve on this committee until their house sells but we will need others to step up and help to keep the events at the Clubhouse. Anyone interested should contact the office. 410-641-5102

OLD BUSINESS:

Jerry stated that Edd Webb had worked out having the kayak rack constructed.

The Board has established some basic rules for the operation of golf carts in the park for handicapped users. We are required by law to make exceptions for those with handicaps.

Drainage problems were also discussed and the Park will address drainage problems on common ground and come up with some solutions. The problem on Woodhaven Court will be the first area to be taken care of. The problem on Skipjack is not on common ground and there are no common grounds between the units. It was addressed by the homeowners, but not all want to pay, so the problem still exists. A request was made for the BOD to fix all drainage behind homes.

NEW BUSINESS:

Sue stated that she has requests for mailboxes for 4 or 5 residents and that at this time none are available. Some are being used by the holders and some are used for renters. She requested a fee be charged to renters who want a box in hopes of freeing up some of the boxes. We will need to take up this issue again after some consideration of solutions.

The Budget has been sent out to homeowners and we will vote on it at the next meeting.

OPEN FORUM:

Terry Lenhart-443 stated that he sent an email to Board Members in November with several questions he wanted answers to and had not gotten one response. He was concerned as to whether the email was ignored or that somehow it had not been received. The Board Members present did not recall getting the email and asked if we could answer any questions for him at the meeting. Mr. Lenhart stated that his questions had been answered through Sue and the office and the Board apologized for the mix up.

Marie Castellano-309-stated that on 12/5/12 she requested summaries of several months' financial reports and told that she would have to be charged for copies of such reports and asked to sign a confidentiality agreement before receiving them. She did not want to sign the agreement that stated that the reports could not be published on the Internet, which is something the Board voted against two years ago, even for our own website. She stated that she felt the fee of \$1.00 per copy was excessive. She did not agree with the Board's decision to repair the Marina, she did not agree with a proposal to put a roof over the concrete slab on the Clubhouse, she did not like the expenditure on the gate system. She objected to the new dues system and separating the water bill from the dues. She felt we did not need to do any of these things. She had many issues with the Budget and Jerry asked that she discuss her concerns with Sue and Ted after the meeting and Marie agreed to do that. We tried to assure her that the money from the additional is to be used for future repairs to an aging infrastructure and to avoid assessments in order to perform repairs. Ted also reminded Marie that all the Board members are also owners and are subject to any changes to dues like anyone else.

Joann Page-48- stated that people are flying by her house on Salt Spray and that the speed bumps don't seem to be making a difference. She stated sometimes they go over the speed bumps so fast she thinks parts of their car will be lying in the road. The Board acknowledges that there is a problem in the park with speeding and that so far we have not come up with a solution.

Ned Gobrecht-280-stated that he thought the boatyard fees could be increased to \$100.00 in order to move on some of the unused, junky looking boats that have been in there for years and never used. He said our rate is so small compared to storing a boat anywhere else. He also stated raising the Boat Slip fees to \$500.00.

Jerry told those at that meeting that he will resign his office as President and Board member in June to allow for a vote at the Annual Meeting for his Board slot. He was asked why he would resign and he said so someone could fill the position through a

vote and not be hinged on when his house sells to fill the spot.

There was no further business to discuss and the meeting was adjourned. Respectfully submitted, Pat Heath, Board Member