

WHITE HORSE PARK COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING MINUTES

[DRAFT]

August 26, 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 - 32 / Zoom - 16 / Total lots represented = 48

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 July 22, 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 reported so far it has been an wonderful summer, although there were incidents in the park that would be addressed later in meeting. 2) Reported no major problems at the pool this season, and it would be closing on Labor day. 3) Smoking area with picnic table added recently as no smoking permitted in the pool area. 4) Crab feast on Labor day. 5) Reported replacement of A/C unit controlling pool Chemical room. 6) Repair of clubhouse fridge scheduled. 7) Kabota and truck have been repaired. 8) Hydrant repairs, leaks at marina addressed, new signs added to caution speeding in park. 9) Looking into intercom and motion light at back gate to prevent unauthorized entries. 10) Drainage ditch along side of park remediation with guidance of DNR, County, and Ocean pines addressed, spraying for Paragmites to help with drainage flow. 11) New office employee Debby doing well, added to replace another that resigned.

Treasurer's Report: The July, 2023 statements and commentary were available at the meeting. Brian read from his July 2023 Financial Commentary. All Financial reports are available on the Park's Website, here: <https://whpca.org/financials/>. Brian highlighted a notable income item as the Credit Card Rewards of \$1000. Pat commended Brian for investments with the parks money adding to our reserves. So far this year \$4817 interest earned on Reserve accounts.

Treasurer's Report Approval: A motion was made by Valarie Clark to approve the July 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) End of season, all is good. 2) Thanks to John McKinney for his assistance. 3) Changes next year, all marina payments will be paid directly to office instead of account at bank. Stickers will be required to be paid by June 1st.

***ECC Committee Members: Leroy Weinreich (Chairperson), Craig Small, Susan Waskey, Eugene Neighoff.** Report by Leroy Weinreich stated that all inspections and re-inspections are now done. Park looking good. Reminded everyone to submit permits for work done and place in window where visible.

***Clubhouse Committee Members: Betty Michalak (Chairperson), Sandy Morgan, Julia Mummert, and Ginger Fromm. Report by Betty Michalak:** Highlights: 1) Betty stated a great year, thanked all volunteers. 2) Sold 50 banana splits at recent ice cream social. 3) Recent Luau was great, thanks to Debbie Roach and family. 4) Hoping for new faces as volunteers. 5) Future events are published in the monthly newsletter.

***Beautification Committee Member:** Pat stated that there is no committee, and would be dropped in the future. Janice was thanked by Pat for taking care of the flower planting around the office. Suggested that possible donations to Janice for continuing this duty.

New Business / Announcements:

* Pat explained that BOD would install new cameras on inside of Laundry and outside Bath Houses to protect against damage.

* Pat explained reduction of washers and dryers in an effort to reduce park cost, also elimination of washer and dryer in office due to changes in occupancy in park during off season.

*Tammy addressed updating clubhouse contract, with slight increase of rental fee.

*Pat gave updates on recent incidents in the park. Our guard is not armed, police were called. One incident was vandalism in a laundry room, the second was altercation between two homeowners, including threats made in office. The third was a renter refusing to move out, police called by the owner. The BOD is aware of what is going on in the park and will handle case by case.

*Pat addressed new area near pool for smoking, table and umbrella provided.

Old Business / Unfinished Business:

* Pat mentioned the replacement of the A/C unit that keeps the pool chemical room and bathrooms cool. Both units have now been replaced.

***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 #331 Robin Rieter mentioned bath house on Seahawk could use a fan as it is so hot. There are fans in the laundry room. She also suggested a sign limiting people using washers and dryers to a 15 minute time period in which to unload machines so as others can use them also.

Lot #48 Joanne Page asked if ECC approved a fence around deck at Lot #207. Leroy will look into this situation. She also mentioned many cars parked on road on Salt Spray. Pat will alert guards.

Lot #177 and #161 Ann Phillips registered complaint about our accounting system, Pat suggested contacting bank representative (Alisha Biddle) to remedy.

Lot #408 Nelda Eldreth asked if cameras were to be installed in the laundry rooms, confirmed they will be. She stated that someone was cooking in laundry room recently.

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

Lot # 83 Bev Quimby wanted update on weed spraying in driveways. List is in the office for quote from A1 grass cutters, she may wish to contact Janice.

Lot #402 had complaint regarding weeds on neighbors properties, claims that they are new to park. Pat stated the the ECC is doing good job following up with this problem.

Lot #125 Brent Erskine asked if an additional employee was added in office, what warranted the extra person. Pat responded that there was no additional employee added, this was simply a replacement in order to keep 2 in the office at all times, especially since recent security issues have arisen. It is also required so as each office employee can have scheduled days off.

*** Board Vote on Open Issues:** There were no open issues to vote on during this meeting.

*** Motion to Adjourn:** Following Pat's call, Brian Fenstermacher made a motion to adjourn, seconded by Terry Lenhart. The meeting adjourned at 10:45 AM by majority vote.

Submitted by Secretary Terry Lenhart 8/31/23

Terry L. Lenhart