

WHITE HORSE PARK COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' MEETING MINUTES

[DRAFT]

OCTOBER 26, 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 - 21 / Zoom - 13 / Total lots represented = 34**

**Pledge of Allegiance:**

**Introduction of Board Members:**

Tammy Franklin - President

Valerie Clark - Vice President/Treasurer Excused from this meeting

Terry Lenhart - Secretary

John McKinney - General Member Excused from this meeting

Michelle Flory – General Member

**Approval of Minutes:** Motion made by Terry Lenhart to approve the September 28, 2024 Meeting Minutes, Seconded by Michelle Flory. The Minutes were approved unanimously by the BOD and Members.

**Property Manager Report:** By Janice Carr Highlights: (1) A update was given by Janice regarding the Mediacom situation. She stated that much conflicting information has been circulated by different representatives. Initially, homeowners scheduled installation of the boxes through the park office, and others have made their own appointments. Most have been completed, if anyone has not had this done, please contact the office. She is coordinating through one particular installer whom seems to have significant knowledge. One box is free through the bulk account, for use when Mediacom scrambles the stations. (2) Janice stated that the 3<sup>rd</sup> quarter electric bills have gone out, a second bill went out via email as there was an error on the first batch due to using second quarter meter numbers. The bill dollar amount as well as KWH's used remained unchanged. (3) She stated that fire trucks, ambulance was dispatched to the park the prior day to a home on Seahawk due to a gas leak at a property that had a water leak, and that had nothing to due with the gas leak. All was repaired and back to normal. (4) Janice reported that there had been a water leak at bath house on Seahawk that has been since repaired. Road had to be dug out and will also be repaired along with one other location on Timberline. (5) Janice reminded that we are now down to 4 dumpsters for the off season, household trash in the smaller dumpsters, and large dumpster for large items, and not to be used by contractors. (6) Bath houses will remain open to as close to Thanksgiving weekend, weather permitting, then will be closed and winterized. (7) She reminded that the Marina will close as of November 1<sup>st</sup>, ramp will still be available. She did note that there were price increases passed along

to members using the marina for 2025. There is still a waiting list for marina slips. (8) She reminded that we are now in the off season use of the park, total of 60 days until April 1, 2025, and mentioned that Michelle Flory will be handling gate counts to report to the county. She requested that all homeowners keep their own count on how many days you are in the park, as the office has difficulty tracking this. 9) Janice gave a thank you to Mike and Sheila Hall, and Lynn Redding for the park decorations. (10) She reminded homeowners that we are nearing the time to winterize your home, either keeping heat on, or fully shutting down and winterizing your unit.

**Treasurer's Report:** The September 2024 statements and commentary were made available at the meeting. Michelle Flory read from the September Financial Commentary. All Financial reports are available on the Park's Website, here: <https://whpca.org/financials/>. As Valerie Clark was absent from this meeting, Michelle Flory read the September 2024 Treasurers Report Commentary. She stated that year to date budgeted gross income was \$835,092, actual was \$838,176, resulting in \$3,084 over budget. Respectively, budgeted expenses were \$864,927, and actual were \$829,876, resulting in \$35,051 under budget. Net operating income of \$38,135 over budget. Budgeted gross income for September was \$134,457, and actual income was \$131,998, resulting in \$2,459 less than budget. Budgeted expenses for September were \$164,967, actual were \$127,502, \$37,465 less than budget. Delinquent accounts receivable (not including bankruptcy) decreased from \$14,130 to \$11,134, a decrease of \$2,996 from August. It was noted that Reserve fund balances totaled \$337,804 and Marina Reserve fund balance totaled \$212,419. This results in contributions year to date of \$64,613 including interest earned. During September, \$192 in reserve funds were used, through the end of September, \$51,597 in reserve funds were used for maintenance. It was further reported that some homeowners stated they had not received the quarterly electric invoices, as they are sent out through QuickBooks via email, not through the office, you may wish to check your spam file. They are usually sent out in January, April, July and October. Contact office if you have not received them. Late fees are automatically added to an invoice on the 16<sup>th</sup> day after the invoice due date, and electric and cable invoices have late fees added 30 days after due date. If interested in the ability to log into your own QuickBooks account, contact the office for further details.

This information was submitted by Treasurer Valerie Clark.

**Treasurer's Report Approval:** A motion was made by Tammy Franklin to approve the September 2024 Treasurers reports, seconded by Terry Lenhart. Approval was unanimous by vote of the Board of Directors.

#### **Committee Reports:**

**\*Marina Committee Members: Phil Wood and Ted Pedzich.** Phil Wood was not present. Janice had given a brief update in her report.

**\*ECC Committee Members: Leroy Weinreich (Chairperson), Craig Small, Susan Waskey, Eugene Neighoff.** Leroy Weinreich gave a short report, park looks good, weeds not issue due to time of year and reminded that inspections would begin in Spring.

**\*Clubhouse Committee Members: Lynn Redding (Chairperson), Betty Michalak.** Betty stated that she had resigned as Chairperson, and had appointed Lynn Redding to replace her. She then introduced Lynn Redding. Lynn mentioned as new Chairperson, she would be looking for additional Volunteers, and invited anyone wishing to host an event, or join committee, please reach out.

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

\* Terry Lenhart gave honorable mentions to Janice and the office staff for handling the Media Com cable box project, suggesting this was a large undertaking, non accurate information was going out to homeowners. Most installations are completed, but some still to be finished. Further

acknowledgments recognized Betty and Walter Michalak, Tim and Julia Mummert, Sylvia Devilbus, Lynn Redding, Pat Macola, Sandy Morgan, Jon Gilmore, Laura Bivona and Terri Koller for the Memorial Day wreath laying. He thanked Mike and Sheila Hall for their decorating efforts, and stated that if anyone has any outdoor decorations for Christmas that they may wish donate please contact the office.

\* Tammy Franklin suggested a proposed in person meeting schedule for the coming year. She stated that some BOD members have asked community why they do not attend the meetings. We have 465 homes in the park and maybe only 25-30 homes represented at each meeting. She claimed that comments back were too many meetings and not enough to discuss at each meeting that interests them or is important. No decisions have been made yet, but it was discussed within the BOD to amend the schedule, and this will be discussed during the off season as we conduct business.

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

\* Tammy Franklin gave an update on the BOD compliance project that we have talked about the past couple of meetings. She went on to state that anything that can easily be moved off of common grounds back on to your personal property by the annual meeting in 2025 would be mandated. She mentioned that anyone with pavers, etc on their driveways to connect to park roads would not have to fear removing such items. She said that would be harmful to the overall community. She made available maps of the park designating all areas that would be looked at in the coming year. We are talking primarily about the perimeter of the park, and some of highlighted common areas within the park, some homeowners would not be affected at all, as their properties abut neighbors properties. Map will be posted in the office. She recommended that if you have any concerns about this to simply email the BOD, we are not asking to be unreasonable and are willing to work with homeowners.

\* Tammy Franklin explained that we are attempting to do some minor upgrades to the Clubhouse, more storage, new refrigerator. We are also looking into smoke detectors in clubhouse and office, brought to our attention during the last BOD meeting. We may also look into some acoustics for the clubhouse. We are not looking to spend much money, just a face lift in the future.

### **\*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 # 398 Betty Michalak claimed that someone in the park has made accusation that she had gone to county about the gazebo's, she stated that that was not true. She claimed that the person was in this room that started the rumor, along with the person that went to county. Her personal feeling are that she is in support of the gazebo's, and resents the false claims.

\*Lot # 43 Ric Smith warned that every piece of equipment in clubhouse had to be rated commercial use. Janice replied that she called the health department and since it was not open to public, a non commercial refrigerator would be acceptable. Ric recounted that is what he was told when the clubhouse was rebuilt after fire years ago. Janice agreed to check.

\* Lot # 408 Nelda and Steve Eldreth had many questions about Media Com. She stated that they hooked up with both cable and internet, and were originally told they could shut off internet during off season, now it appears that they will not have cable if they do that. Tammy stated that she felt they

were not talking to the proper person. Janice was not certain of this problem either. Steve asked if you absolutely need the box to get TV service, and the answer was yes. He was informed that one box is free, additional boxes would be charged.

Lot # 450 Rosemary Desmond stated that she had purchased in the park 3 years ago, she bought in the park looking for some place quiet, remote, and back in time. She does not feel it currently is that. She claimed she is not a fan of the politics. She expressed her concerns for recent encounter with ECC due to concrete. She complained about the grass cutting service. Tammy thanked her for attending, and mentioned that we must treat each homeowner equally. She explained the 30% current rule on concrete and blacktop was due to increasing problems with drainage in the park. She acknowledged that the BOD and ECC were having an appeal hearing after main meeting with a solution to the matter. Rosemary mentioned neighbor that just had blacktop completed, and Tammy replied that a remedy would be further discussed at appeal hearing. She thanked Rosemary for her cooperation.

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

\* There were no questions for discussion during this Zoom session.

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

**\* Motion to Adjourn:** Following Tammy's call, Terry Lenhart made a motion to adjourn, seconded by Tammy Franklin. Meeting was adjourned at 10:48 AM

Submitted by Secretary Terry Lenhart 10/30/2024

*Terry L. Lenhart*