



WHITE HORSE PARK COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
MAY 23, 2026 – 10:00 AM
WHITE HORSE CLUBHOUSE

Meeting Procedure: This is an **Owners' Only** Open Meeting. Meetings are recorded 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/or remove voting items during the meeting, and Agenda items may be added by the Board during any pre-meeting work session.

Call to Order: 10:00 a.m.

Attendance: - Live–**35**/ Zoom–**35**/Total lots represented **70**

Pledge of Allegiance: Introduction of Board Members:

Tammy Franklin – President

Valerie Clark – Vice President/Treasurer

Terri Koller – Acting Secretary

Leroy Weinreich – General Member

Apologies: John McKinney – General Member

Approval of Minutes: Motion was made to approve the meeting minutes from March 28, 2026 by Valerie Clark and seconded by Leroy Weinrich. The minutes were approved unanimously by the board.

Property Manager Report by Janice Carr:

- Gate cards (reader) are being programmed to work with the new gate system. Taking a little longer than expected, please be patient.
- Pool is open and lifeguards are on duty
- Pool volunteers (John, Pauline and Karen) will be helping to monitor the pool this year. Please follow their instructions.
- Winter projects-some broken water valves have been replaced.

- All of our dumpsters are now available for use. Please remember to keep the doors closed to avoid animals getting in making a mess and getting trapped inside.
- Large Dumpsters-please adhere to signage about what is not allowed.
- Please read Newsletters and emails that you receive from WHP to stay informed.
- Golf Cart and Fire Table registrations are going well and people are enjoying them.
- Only licensed drivers are allowed to ride e-bikes in the park.
- You will notice “No Trespassing” signs up throughout the perimeter of the park, this is to help resolve the problem of dirt bikes entering and driving erratically through the park.
- Tree work will be done one more time this spring/summer. If you have trees you would like trimmed or taken down, contact the office to be put on the list. You will get a discounted price for work if you have it done while they are already here.
- Our lawn care company will spray for weeds in your driveway twice for \$100. Checks should be made out to A & I Lawncare.

Treasurer’s Reports Approval: Valerie Clark gave the Treasurer’s Report for March 2026. Terri Koller made the motion to approve the Treasurer’s reports, Tammy Franklin seconded the motion. The minutes were approved unanimously by the board.

Marina Report – Phil Wood:

- Marina is open and there is one boat slip available at this time.
- Review is still being done on dredging, working with the army corps of engineers and Maryland Department of the environment. Multiple permits will be needed after the review. We are hoping to have the dredging done in the Spring.

ECC – Craig Small:

- Check with Critical Bay and Worcester County for any permits needed. Get all information from them (Names, dates, etc.) just so you have it in writing. Then fill out an ECC permit application.
- Mold and weeds are the biggest issues that we see. Please take care of any weed and mold issues so you don’t receive a notice from ECC. Notices will give you 30 days to comply. Contact them if you have any questions.

Clubhouse - Lynn Redding:

- All Clubhouse events will be on the website–volunteers still needed
- Next Saturday, May 30 we will have our first Bingo to benefit St. Jude’s. Baskets, gifts and food donations are still needed for prizes at the Bingo events this summer.
- Coffee/Donuts will be offered before and after the Memorial Wreath lay.
- You MUST attend the Annual Board Meeting on June 27, 2026 at 10:00 am to obtain tickets for the Annual picnic. Tickets will not be available otherwise. Remember to bring photo ID for this meeting. There will also be two drawings at the Annual Meeting. One will be for 2 tickets to the Labor Day picnic and the other will be for 2 Crab Feast tickets.
- Lynn has chaired the Clubhouse Committee for 2 years. **This will be Lynn’s last year** so we will need someone else to take on this role if our Clubhouse events are to continue.

Pool Committee: No comments, pool is open

Welcome Committee-Pauline Pulaski: Waiting for printed items to be received and then the welcome bags will be put together and delivered.

Announcement: Memorial Day & Wreath Lay Celebration to be held at 9:30 am on Sunday May 24, 2026. We will have a biodegradable wreath and fresh flowers available. Take a flower and put it on the wreath in honor of a loved one. A wreath will be taken out by boat and placed in the river to honor all who have gone before us.

New Business / Announcements:

Board Officer Reassignments are as follows:

Tammy Franklin-President

Valerie Clark-Vice President and Treasurer

Terri Koller-Acting Secretary(appointed)

John McKinney- General Member (resignation effective 6/27/26)

Leroy Weinrich-General Member

After the last meeting Tracey Barnhart resigned effective immediately. The Board reached out to Terri Koller and asked if she would be willing to be appointed and serve as Secretary until after the June elections. She agreed.

Board Seats Up For Election This Year:

We only received 1 resume from owners to serve on the BOD. The resume was from Valerie Clark who is already serving as Vice President and Treasure. Since no other resumes were received the Board will need to appoint three people to fill the vacant seats until next year's election. We had a few people contact the Board with a willingness to be appointed. These appointments will be for 1 year terms. We hope that next year people will consider running for a seat on the Board and get their resumes in before the deadline.

Additional Signage In The Park:

You will soon notice additional signage in the park.

- To help designate golf cart parking in several areas throughout the park.
- "No Dogs" signs will be posted to indicate areas where you should not bring your dog(s).
- Pool Rules - such as shower before getting in the pool.

Fully Funding The Reserve Within 30 years:

Mandatory Funding LevelPursuant to Maryland House Bill 107, the reserves must be funded at least to the minimum amount that is recommended by the most recent reserve study. We will not be using the "Reserves" as a savings account to be paid by owners now and benefit future owners 30 years from now. The Reserves are being funded now the way they should've

been funded years ago. We are now funding our reserves and making necessary repairs as indicated by the reserve study as well as any issues that arise. Everyone on the BOD is a homeowner as well and we don't take rising costs lightly. We are responsible for maintaining the community so that all our investments are secure and we will make sure that is done. Please know that we will be transparent about what the actual costs are on repairs. Unfortunately, our economy is such that you should not assume that this is a one time increase. You should anticipate a slight increase (4%) for at least the next several years to come. This anticipated increase is for the reserve fund only. We can not anticipate what increases might be coming for our operating expenses. We are telling you now so that you are able to budget accordingly and we can avoid any large spikes in the future. Val answered Terry Lenhart's question from the March meeting about the "formula" used to fund the reserve. Val discovered that there is no "specific formula" as every community is unique.

Additional Meetings for this summer:

June 27 Annual Meeting 10:00 am Ocean Pines Clubhouse

July 25 BOD Meeting 10:00 am WHP Clubhouse

September 26 BOD Meeting 10:00 am WHP Clubhouse

Dumpsters:

- Small dumpsters are for household trash and broken down boxes only. Even if the large dumpster is full. We are responsible for damage to regular trash trucks.
- Large dumpsters should **NOT** be used by contractors, period. If you are doing any remodeling, including landscaping, make sure that anything you put in the large dumpster is cut down to 4 feet in size and can fit into the dumpster without hanging out over the edges or above the top of the dumpster. No appliances should be discarded in any dumpsters. They may be taken up the road to the Snow Hill Landfill.

Old Business/Unfinished Business:

- **Golf Carts, Fire Tables, Gazebos**-Although these are all allowed if permitted and registered properly, they may only be on your property if you can also park your vehicle on your property. Fire tables and golf carts may not be placed under any gazebo at any time.
- **Volunteers Needed:**
 - **Infrastructure Volunteers**-We have several homeowners who have offered to help us identify and correct our problems with infrastructure. We have many homeowners with talents, skills and working knowledge in these areas who have already been actively helping us to prioritize needs that will hopefully save us money down the road with repairs.
 - **Bike Borrowing Service**-Jon Gilmore started this service years ago and has maintained it even after moving to another neighborhood. This will be his last year maintaining the service. Unless someone else steps up to take over this

service will be discontinued. Jon would be happy to work with anyone willing to take this over.

- **ZOOM meetings**-Jon Gilmore is also responsible for setting up, manning and tearing down equipment for our ZOOM meetings. We need someone who would be willing to be trained to be his back up or take over the responsibility entirely.
- **WHP Website**-Jon Gilmore builds and maintains our website. He would also like to have a back up person for this job as well. If you have the necessary skills for this very important responsibility please reach out to Jon.

- **Proposed Amendments to the By-Laws –**

- 1). No one is allowed to deed away common ground.
- 2). Future Board members collect reserves and make repairs.
- 3). Allowing homeowners to vote on everything via absentee ballots (not only those who go to the annual meeting). **This will be voted on at the annual meeting.**

INTRODUCTION OF CANDIDATES:

Valerie Clark was the only candidate to submit a resume. Val introduced herself and took questions from homeowners.

OPEN FORUM:

Please Note: Homeowners' comments in person or via zoom will no longer be included in the minutes. *As per Roberts' Rules of order*, minutes should record only what was done in a meeting (actions/decisions), not what was said. (Page 368 in Roberts' Rules of order). They must include the organization name, date, time, location, attendees (or quorum) and the outcome of all motions. *Minutes are not a transcript*; they should be concise, neutral, and signed by the secretary.

MOTION TO ADJOURN:

Motion to adjourn was made by Tammy Franklin and Leroy Weinrich seconded the motion. Meeting was adjourned at 11:53 a.m.

Submitted by the Secretary, Terri Koller on May 26, 2026

Terri Koller

