



WHITE HORSE PARK COMMUNITY ASSOCIATION

BOARD OF DIRECTORS' MEETING

MARCH 28, 2026 – 10:00 AM

Meeting Procedure: This is an **Owners' Only** Open 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/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–~~66~~/ Zoom–~~65~~/Total lots represented 131

Pledge of Allegiance:

Introduction of Board Members:

Tammy Franklin – President

Tracey Barnhart – Secretary

Leroy Weinreich – General Member

Apologies:

John McKinney – General Member

Valerie Clark – Vice President/Treasurer

Approval of Minutes:

Motion made by Leroy Weinrich to approve the September 27th, 2025 meeting minutes, seconded by Tracey Barnhart. The minutes were approved unanimously by the board.

Property Manager Report by Janice Carr:

There was a lot of tree damage due to the recent storm, please be patient the tree company will be back by Monday, March 30, 2026, to complete the cleanup.

Bath Houses – All repairs completed. (Water lines, painted, ready to go)

Lift Stations – All repairs completed.

Gate Card Machine - (activates the cards) needs repaired, cards cannot be activated, they are working on getting this corrected, please be patient.

Water valves – Goal is to start fixing valves to be able to turn water off in the location of the leaks only, instead of shutting down the entire park.

Pool passes – Please pick up from the office, there are still a lot remaining that have not been picked up.

Dues – \$176.00 for the 2026-2027 year. (\$122.00 Hoa, Water and Sewer \$54.00)

Reserves – \$750.00, payments can be made monthly, quarterly or in full. They must be paid in full by December 31st, 2026.

Treasurer's Reports: September, October, November and December 2025, January and February 2026 –

Leroy Weinrich read the report – Please see the report via the website.

Treasurer's Reports Approval: September, October, November and December 2025, January and February 2026.

Tracey Barnhart made the motion to approve the Treasurer's reports, Leroy Weinrich seconded the motion. The minutes were approved unanimously by the board.

Committee Reports: Marina / ECC / Clubhouse / Pool / Welcome / Infrastructure:

Marina – Phil Wood:

Review is still being done on dredging, working with the army corps of engineers and Maryland Department of the environment.

Permits will be applied for after the review, hoping for late fall.

Marina will open as soon as electricity and water is opened.

ECC – Craig Small:

Any major work please fill out an ECC form, attach a good picture and a drawing that they can understand, this helps accelerate the process.

Check with critical bay and the county for any permits needed. Get all information from them (Names, dates, etc.) just so you have it in writing.

It is ok to paint decks and replace boards without an ECC approval, please do not paint any crazy colors.

Inspections will start between now through the middle of May. Mold and weeds are the biggest issues that they see. Please be patient and remember they are all volunteers.

Clubhouse - Lynn Redding:

Signup sheets for volunteers, volunteers are greatly appreciated.

There are 4 charity bingo's this year and all the proceeds are given directly to that charity.

Baskets, gifts and food donations are also needed for prizes.

New Business / Announcements:

Board Officer Reassignment-

President position has changed from John McKinney to Tammy Franklin.

John McKinney's position changed to general member

Vice President position has changed from Tammy Franklin to Valerie Clark; she also remains as the Treasurer.

All other positions remain the same.

John McKinney submitted his resignation, effective June 27th, 2026.

Board Seats Up for Election This Year-

There are three seats this year, two are three-year terms, the other will be one year finishing John McKinney's term.

Republic Trash Service –

Cost has increased from \$25,000 in fiscal year of 2024/2025 to \$44,000 for the fiscal year of 2025/2026. Due to budget constraints, we will not be providing the large dumpster in the off season. We are also prohibiting all building and construction materials from being placed in the dumpsters. Homeowners will need to dispose of these items at the landfill. As in the past, contractors were not allowed to use dumpsters. Rules and regulations have been updated and signs will be posted. The fines for dumpster violations are \$250.00.

Bathhouse Openings-

Seahawk opens on April 1st, and the Skipjack bathhouse will open on April 10th. Bathhouse hours are 6:00 a.m-11:00 p.m.

Review of Our By-Laws, including Historical By-Law Amendments –

This was reviewed by Tammy one by one. They are listed on our website.

Maryland HOA Acts Effective October 1, 2025 – What are they & what it means for WHP-

In Maryland. A Homeowners Association (HOA) is a legal entity, defined by recorded covenants, bylaws, and restrictions that govern residential communities, requiring mandatory membership and assessments from homeowners to maintain common areas and enforce rules, governed primarily by the Maryland Homeowners Association Act.

Tammy Franklin reviewed key definitions and characteristics of an HOA in Maryland, they are as follows.

Legal Structure

Governing Documents

Mandatory Membership & Fees

Common Area Ownership

What the MD HOA acts means to White Horse Park:

Election Guidelines - Candidates cannot participate in election proceedings and anyone conducting the elections shall have no interest regarding any candidate.

Charges for records/documents - WHP does not charge for documents.

Enforcement - Defines how we enforce Rules & Regulations and the process for assessing fines.

Inclusion of Infrastructure Components - We are required to create and fund an account for maintenance and repairs.

Mandatory Funding Level-

Pursuant 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.

Hardship Deviation –

We can declare hardship and put off funding the reserves for one year. This is not a good idea since we would have to make this up in the following year.

Borrowing from the Reserves and Repayment Guidelines-

There is an option that we can borrow from the reserve funds, this should be avoided.

The funds must be paid back within five years, and we must continue to contribute to the normal mandatory reserve funding.

Updated Rules & Regulations Effective April 1, 2026:

Tammy Franklin reviewed all updated rules and regulations; they will be posted on our website.

Extended Pool Season:

The season is extended to September 27th, 2026. No lifeguards will be on duty after September 8th, 2026. Swim at your own risk, no one under the age of 16 will be permitted in the pool area without an adult. All pool rules will remain in full force and effect. Our insurance will not be affected. Many pools in Maryland operate year-round without lifeguards.

Old Business / Unfinished Business:

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.

Renting at WHP:

Short-term rentals only and the homeowner must be in good standing to rent their unit. Homeowners must register with Worcester County, WHP, and pay all applicable fees. Homeowners are responsible for any hired management company to follow all procedures and rules.

All Non-Essential Projects:

All projects are on hold due to budget constraints.

Lift Station & Generator Update:

Black Duck and Skipjack both locations were repaired.
Generator installed at clubhouse, just waiting for propane hookup.

Pool Pass Pick-Up:

Please pick up pool passes and return your old ones.

Pool Gate Code Change Schedule:

The gate code will be changed four times this season, late May, July 1st, August 1st, and September 1st. Please do not share the codes.

2026 In-Person Meeting Dates:

May 23, 2026; June 27, 2026 (**Annual Meeting**); July 25, 2026, and September 26, 2026. It is very important that all homeowners attend the annual meeting.

2026-2027 Budget:

The total monthly increase is \$58.50.

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.

Board Vote on Open Issues: The Board voted unanimously to pass the Budget.

Motion to Adjourn:

Motion to adjourn was made by Leroy Weinrich and seconded by Tammy Franklin. The meeting was adjourned at 1:30 p.m.

Submitted by Secretary, Tracey Barnhart on March 30, 2026.

Tracey Barnhart