

WHITE HORSE PARK COMMUNITY ASSOCIATION
Annual Membership MEETING
30 June, 2018
10:00AM

Meeting held at Showell Elementary School

Call to Order – The meeting was called to order at 10:00 AM by Acting President Ed Webb. Ed asked everyone who wanted to turn in a ballot, to do so now. We are electing two 3 year terms and one 1 year term. In addition to the board members, owners from 85 lots were in attendance.

Pledge of Allegiance

Introduction of Board Members

Vice President	Ed Webb (Acting President)
Treasurer	Tom Molyneaux
Secretary	Brian Fenstermacher
Member	Maria Castellano

Introduction of Committee Members

Election

Dave Page
Bunny Jenkins
John and Linda Underwood

ECC

Craig Small
Sue Waskey
Bonnie Harnly
Bob Harrison (Liaison to the board)

Craig Small Commented: Ground level decks are 8 in or lower. You can't make it higher and then fill ground around it. Painting must be the same color as before. List everything you are going to do on an ECC application. No walls or fences are allowed. Concrete and blacktop needs to have a drain added. Ed Webb commented: There is presently no chairperson.

Clubhouse

No committee members.

Today's 4th of July will be hosted by Mr. and Mrs. Michalak.

We appreciate it. September crab feast is scheduled. Sue Naplachowski is heading that up. We do not want mushy crabs. Carbs will be steamed on the premises. They couldn't give us a price yet.

Marina

Phillip Wood

Norman Ross

Phil commented: I took over 8 months ago. I am still learning names. Everything is going good. A lot of cooperation is allowing us to rent the unused slips. We are keeping the marina looking good. We have a new dock box procedure. Most people own their dock boxes. People want to move their boxes when they change slips or leave the marina. This is putting screw holes in the deck boards. For new boxes, we will charge a one-time fee of \$50 to get a box. If you leave, the box stays. If you own your box and move, you could donate it. We have some lighting issues. Ted is working with the electrician to put in LED lights. Ed Webb commented: Ted has added a camera near the fish cleaning station and will be adding one to the back boat yard gate. Nothing has been stolen since the camera has been added.

Comments from Board Members

Ed Webb: Ice Cream Socials will be held this summer. We don't have a chairperson. We are having trouble getting board members and committee members. Pat has improved a lot in the park. This board has talked a lot about how we spend our money. We should have the marina paid off in two years. \$30,000 of slip fees each year go to pay the principal. \$5/month of HOA fees also pay the loan. Until the loan is paid off, no major project will be done. The front gate pipe should be repaired by the end of July. The pool is open. We started a new cleaning service; we hired an outside company. In the office, Cindy's last day is today. We have found someone else.

Tom Molyneaux: When I come here to relax, I do work. As long as I have been here, I have heard “That darn Board of Directors”. That is going to change. We will pledge transparency. We will post things on the website. We will try to respond to Trelix messages with 24 hours. Delinquent revenue has gone up to \$11,000. If you are on this list, you can’t use the amenities.

Maria Castellano: Same as Tom; we will have real transparency. This is family oriented park.

Brian Fenstermacher: Tom summed it well. We will be more transparent.

Seasonal Occupancy

Ed Webb read the rules in the Declarations “Campsites shall be occupied only on a seasonal basis and it shall be unlawful for any person to continually occupy any such campsite or lot or unit for more than 90 consecutive days or for more than 90 days in any single 180 day period.”

County Commissioner Jim Bunting passed out a copy of a letter sent to White Horse Park in January of 2017. Attached to this letter were the county regulations for Campground Subdivisions. He gave out his cell number: 410-726-2494. Why I am here: Full time occupancy. We sent a letter about this. When the park was approved, certain requirements were made. From September 30 of each year and April 1 of the succeeding year, units or sites shall not be occupied for more than 30 consecutive days or an aggregate of 60 days. A full time park would cost money. Water meters would be installed at lots at owners expense. We know by the school buses and tax records. The county can’t let it continue.

Ed Webb commented: Assateague Point is set up as we are. I heard that a lawyer is working on that.

Commissioner Bunting continued: Inspectors will be inspecting additions built without permits.

Unknown person asked what constitutes a break in living here. Commissioner Bunting responded: Gone for 1 day. We will monitor it.

Karen Boon, Lot 200: I don’t think you answered Mr. Webb’s question.

Commissioner Bunting continued: Assateague Point is under the same rules as this park.

Sylvia Devilbliss, Lot 335: Does anyone have the number of how many live here full time? It is not fair that those that disobey the rules will make others pay.

Ed Webb commented: We worked will Snow Hill on the marina. Whatever happens, owners have brought on themselves. The new board will work as a group.

Josie Chenoweth, Lot 147: A similar situation occurred at Indian Acres. They gave people 8 years for full timers to move.

Commissioner Bunting responded: No one is here to kick anyone out tomorrow.

Unknown person asked why the board never told anyone about the letter.

Brian Fenstermacher responded: This letter was brought up at the February meeting and was published in the minutes for that meeting.

Georgine Debord, Lot 193: Confirmed that the letter came out at the February meeting and was in the minutes approved in March.

Sue Waskey, Lot 150: This is a wonderful place. From September to April can we come?

Commissioner Bunting responded: 30 consecutive days or a total of 60 from September 30 to April 1.

Ed Webb commented: I am concerned about the poor people that may live here.

Annette Murphy, Lot 445: Does it say anything about renters?

Commissioner Bunting responded: This document has everything that applies to this park.

Ed Webb commented: You can't keep people from renting. The board will meet with the county to discuss this. I feel confident that we can work with this board.

Accountant's Report – Phillip from CG Accounting Group went over the Year Ended March 31, 2018 Financial Statements. The following items were highlighted:

Operating versus reserve expenses was explained.

Some people pay dues in advance.

Budget on page 9: Water and sewer is a pass through expenses.

Ed Webb asked: How do you feel about our savings versus income.

Phillip responded: As we look at replacement costs of \$3million dollars. You have \$267,000 in reserves. But many things are insured.

The law requires that you set aside money for replacement costs.

Ed Webb commented: Looking at major projects, we have coming up, like \$50,000 for the pool.

Phillip continued: Reserve money is already earmarked for major anticipated major projects. Emergency funds are not in the budget. William Jones, Lot 347: What percentage of our operating budget should go toward emergency funds?

Phillip responded: What you are doing now is adequate. When you are under budget on expenses, this also adds to emergency cash.

Minutes from 2017 Annual Meeting

The minutes of the June 2017 meeting were available for review. Ed Webb made a motion to accept the minutes, second by Tom Molyneaux. Motion carried.

Park Manager's Report –

1- Pool – The pool is now open.

2- Storm Drain Pipe – The BOD has chosen Rayne's Sand & Gravel to do the job. The original bid was for \$21,950. After adding a few other options, the total cost should be about \$30,000 plus the cost of the permits.

3- Pool Fence – This project has been put on hold for the time being. We may revisit it next year.

4- Boat Yard Fence – We have to wait until the pool fence is done because we are planning on using the old fence for part of the job. We need about 1000 feet of fence for the boat yard, and we will get about 365 feet from the pool.

5- Second Camera in Boat Yard – We have an estimate to do the job of about \$5,000. We are waiting for Tracey from Advanced Security to come and show us the best place for the pole placement.

6 – Clubhouse 1) the ANSUL system was inspected and serviced. 2) The stove was cleaned & serviced – it had been set for natural gas. We switched it to propane. 3) Sue Naplachowski is doing the Crab feast. 4) Walt and Betty Michalak are doing the 4th of July party today. 5) If someone wants to volunteer to do the ice cream socials, I will order ice cream.

7- Water & Sewer –The County is increasing our fee again. The new rate will be \$45 per month effect September 1st. So the monthly check should be for \$135.

8- Office – In case you didn't know it, Janice has been on extended leave. I just heard from her yesterday. She will be back next week on a part time basis. Cindy has resigned. Mary is resigning also, but may be available on a limited basis.

9- Maintenance – Doug had to have another hernia surgery. He will be out for at least two weeks, then on light duty. Joe will work full time while he is out.

At the last meeting, we were asked about auditing the finances. Accountant said we should do it every 5 years. So we should do it again in March 2019.

Asked about how many office workers we had. Ted responded: I full time and 1 part time.

Asked about why the lifeguards take breaks. Ed responded. We pay the pool company. They pay the lifeguards.

Results of the Election

Bunny Jenkins reported:

173 lots voted, 7 were not allowed

Maria Castellano 102 votes, 1 year term

Bob Harrison 114 votes, 3 year term

Tom Molyneaux 138 votes, 3 year term

Lot Owners' Open Forum

Bunny Jenkins – Lot #79: Who pays the lifeguard's rent? Ted Gajewski responded: The pool company pays their rent.

Barry Ebaugh- Lot# 260: We have been here since 1985. Past boards are getting criticized. The new board will have a bumpy ride.

Bonnie Wareing Lot# 202: What is the rule for pressure washing homes? Craig Small responded: Inspections will make people clean their house. Ed Webb commented: We can put a lien on houses to collect fines. Ted Gajewski commented: There are two issues with us cleaning houses. 1) We could damage the house. 2) If we pay to have it done and fine them, they still may not pay. Maria Castellano commented: I suggested that park spray for weeds. Craig Small responded: That was stopped 5 years ago. We don't want to spray weeds on private property.

Gina Weddle-Lot#44: We had a neighbor complain about stuff behind our house. I cleaned it up. Instead of going to the office, he came to me first.

Bud Hefflin – Lot# 355: I would like to thank Pat for everything she done.
Ed Webb commented: Pat feels guilty for letting us hang. Thank her if you see her.

Donna Demchuk-Lot# 437: I am concerned about lifeguards at the pool.
What can we do to help protect them from people harassing them?

Jean Koawl Lot# 3: I am concerned about the lifeguards. They deserve the breaks they get. Who is responsible during the 15 minute breaks?

Bob Harrison-Lot# 262: People got golf carts because they are handicapped.
Ed Webb responded: His wife is handicapped, but he is hauling his kids around. [Both Don and Debbie Piarulli are disabled and are approved to operate this disability golf cart. Passengers are allowed in the golf cart.]

Adjournment – The meeting was adjourned on a motion by Ed Webb, second by Brian Fenstermacher.

Respectfully Submitted,
Brian Fenstermacher
Secretary