

**WHITE HORSE PARK COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING**

21 July, 2018

10:00 AM

Q & A with County Commissioners

Call to Order – The meeting was called to order at 10:00 AM by President Brian Fenstermacher.

Pledge of Allegiance

Introduction – President Fenstermacher introduced the County Commissioners: Jim Bunting, Chip Bertino, and Harold Higgins.

The floor was opened to questions from lot owners for the commissioners. It was requested that each person who wanted to speak, speak only once. There were over 100 lot owners signed in, and we don't want this to last all day.

49 – Debbie Graber – The county code and WHP rules are different. What do we do with the full time people?

Bunting – County code allows for a total of 60 days off season, and no more than 30 consecutive days. We are working with the BOD.

192 – Maria Warburton – can the dates be changed – we were planning on spending the summer up north, and the winter here. We wouldn't be here more than anyone who is here in the summer.

Bunting – county code would have to be changed. WHP is a “campground sub-division”.

85 – Janet Lutz – Is Assateague Point a full time community?

Bunting – no.

336 - Bob Seeders – How many units are here, and how many full timers?

Ed Webb – 465 units – 55 to 60 full timers.

193 Georgine DeBord – Can you tell us what was discussed in closed session with the commissioners.

President – the county will address each person's situation on a case by case basis.

President Fenstermacher – Every lot owner will get a copy of the letter with the county code.

419 – Cathy Baggarly – We feel that the realtor gave us bad information.

286 – Patti Weeks – after the 30 days in off season, how long to we have to wait before we begin our next 30 day?

Bunting – one day.

180 – Linda Underwood – We pay taxes for a full year, will our taxes change if people are not here all year?

Bunting – WHP probably pays the same tax rate as everyone else, but your assessments are probably lower.

440 – Cliff Burkholder – Why the sudden rule enforcement?

Bunting – These rules were created in 1983 when WHP was being formed.

117 – Sandy Morgan – We bought 09/2016 and were given the declarations from the BOD. We didn't know about the County Code.

240? Name Unknown – We will change the rule.

94 – Melanie Schoff – Realtor. The rules are on the website.

No # or Name – We've heard that if we change the rules, our taxes will triple.

President – Taxes may or may not go up. The concern is the other expenses – attorney, engineer, roads, etc.

189 – Ned Gobrecht – Why did the County let things go for so long. There has even been section 8 people in here.

Bunting – I never said anything about section 8 people. We don't go looking for problems, but when we get a complaint, we have to act on it. There is work being done in here without permits. You have to at least call and ask if you need a permit. The commissioners have had a few good conversations with your BOD, and we will work together to enforce the rules.

President – we have met with our attorney, and will continue to keep him posted on the progress.

212 – Barbara Price – When are we going to amend our declarations?

President – There are actually 3 sets of declarations- one for each phase. We will have to comply with the county code.

254 – Ed Scheiner – When we bought we asked an attorney – he said it was a gray area. Before we put anything to a vote, we need to do an extensive study as to cost.

412 – Linda McLaren – Our house was the one that the county put a stop order on. We were distressed to find that the county did it because someone in here complained. We go to Florida for the winter, but we use WHP as our address.

347 – William Jones – As to the full time residents, is the county going to enforce it, or WHP? Will it ever be a full time park?

President – Full time will probably never happen – just too costly.

60 – Sue Naplachowski – How will WHP get full time info to county. Also, will commissioners be willing to meet with a few of the hardship cases.

Bunting – WHP can give the surveys to us, and we will review them and make decisions on a case by case basis. I gave my personal cell phone number if anyone wants to contact me.

435 – Bill Rosenbaum – What about people who own more than one unit?

Bunting – We will have the county attorney review that, and contact WHP's attorney.

Ed Webb – our attorney feels that you can spend your 60 days in one unit, then 60 days in the other.

372 – Sam Clark – Will the water & electric still be on all winter?

Ed Webb – Yes.

President – water & Sewer and electric rates probably will not go down just because there are less people here. Water & sewer rates are based on 465 units, not a meter reading. Electric – street lights, etc. will still be on.

136 – Elaine Kohne - If we change the rules, how do we do it?

President – We would have to use the county language.

105 – Linda McCoubrey – I’ve been here 6 years. If I had known these were the rules, I wouldn’t have sold my house when my husband died. I have three years to live, you’ll have to drag me out of here and take care of me in jail.

135 – Mary Smith – How will WHP enforce the rule?

President – We haven’t worked out the details yet.

354 – Craig Small – I know the rules, and I abide by them. I don’t care about full timers unless it’s going to cost me more money (for taxes, etc.).

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At this point, the county commissioners left, as did about half the lot owners.

REGULAR MEETING

President Fenstermacher – Feels bad for homeowners that are in a bad situation, and apologize for any misrepresentations made by realtors, previous BOD members, previous office staff, etc.

Tom Molyneaux – Stated that the BOD works for all 465 lot owners, not just the ones that are in a bad situation. “Stirring the pot” on Facebook, or calling veterans’ associations, or calling politicians will not help, and may add to the bad situation. Please give the BOD a chance to work with the county commissioners. Also, most of the members of the BOD are rookies, so please be patient.

Property Manager's Report – Ted Gajewski reported:

- 1 – Storm Drain Pipe – we are waiting for the permits from MDE.
- 2 – We had an issue with the sewer pump at the well behind the pool. There are two pumps in there, and neither was working very well. Both pumps were removed, and our spare pump was put in. The two pumps that were removed were taken to Hills to be repaired.
- 3 – Doug, our maintenance man had hernia surgery a couple months ago, and he has had some complications – infections and such. He went to the doctor yesterday, but I haven't heard from yet, so I don't know if he is coming back on Monday or not. Please keep him in your thoughts and prayers

Approval of Minutes – The minutes of the May meeting were on the tables for review. There being no additions or corrections, Brian Fenstermacher made a motion to accept the minutes, second by Ed Webb. Motion carried.

Treasurer's Report – There are two reports to review, May & June. Both reports are attached to these minutes. Georgine DeBord, lot #193 noted an error on the May report – the total reserves should be \$304,892.67. Brian Fenstermacher made a motion to accept the May report with the correction. Second by Ed Webb. Motion carried.

The June report was reviewed. Tom Molyneaux advised that we have some large expenses coming up, and we have to move some funds around to cover them – water/sewer \$57,000.00 – credit card \$22,000.00 – electric \$36,000.00. Motion by Brian Fenstermacher to accept the June report, second by Ed Webb. Motion carried.

Shirley Skillman, lot #30, asked if lot owners were advised that those who are delinquent cannot use the amenities. It will be in the next mailing.

Tom Molyneaux advised that the BOD is considering putting a list of delinquent accounts in the newsletter, and possibly on the website. The BOD has to discuss a dollar amount, and a time line.

Committee Reports

ECC – Need members. BOD considering cleaning houses that are consistently moldy, and sending bills to owners.

Craig Small – Inspections done. Some extensions granted. Don't like the letter stating \$100.00 fine on top – should be on bottom. Contact county

for permits. We need better applications. Don't expect immediate answer to permits.

Bonnie Stevens – not 30 days – 60 days as per Sue Waskey.

UNKNOWN Male – no reply from e-mail to ECC. Craig & Sue cannot get g-mail.

Bob Harrison – get permit from county for anything outside. Brian – you might not need a county permit, but you should contact them and ask.

Barbara Price, lot 212, advised that when she was on the ECC they raised the fine to \$100.00, but it was supposed to be 45 days.

Clubhouse – Ed Webb - Independence Day party sold out at 125 people – success. Crab Feast – Sue Naplachowski is running it. Ed has had requests for beer. Hoopers has a beer truck and will give Ed a price. Brian – ice cream socials resume tonight – Joanne Topolski running them.

Marina – No report.

New Business

None.

Unfinished Business

Storm Drain – Covered in Park Manager's report.

Lot Owners' Open Forum

308 – John Dehne – What is BOD doing to inform owners of County code?

President – Sending a letter out this week to all owners.

355 – Bud Hefflin – Thanks for getting tow truck out. Bob Harrison called Craig 'expletive deleted'. WBOC was in the Park – Bob was on camera. I think that we need a new BOD member.

President – There are provisions to remove BOD members Article VI section 10.

236 – Danielle Stallings – They came to my house and took pictures. I had nothing to do with this.

200 – Karen Boon – Commend the BOD on their work. Can the gate card be revoked on the person who let WBOC into the Park?

President – We can fine them.

400 – Kim Andreone – Unhappy with the situation. I have nowhere else to go. If renters are the problem, get rid of the renters. This is totally unfair.

60 – Sue Naplachowski – Propose a committee to work on the county code situation.

Ed Webb – Would you chair the committee?

Sue –If I can work with a member of the BOD.

192 Maria Warburton - Agrees with Sue’s Committee. See if we can alter the dates a little. Good for businesses, etc.

193 Georgine DeBord – Urge the BOD to be careful about spending money not prepared for. Keep everyone informed.

139 Brad Basford – Ignorance is no excuse. Someone “poked the bear”. Committee is a good idea, but trying to change the law will be very costly. Let the BOD go with this.

President – We are not trying to make this a full time community. We are trying to get the county to give the hardship cases some leeway.

94 Jason Schoff - Let the BOD represent the Park. Be patient.

Board Vote on Open Issues

None.

Adjournment – A motion to adjourn was made by Ed Webb, second by Maria Castellano. The meeting was adjourned at 12:51 PM.

Respectfully Submitted,
Ted Gajewski
Park Manager