

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

19 August, 2017

10:00am

Call to Order: The meeting was called to order at 10:03 AM by President Pat Heath. In addition to the board members, owners from 23 lots were in attendance.

Pledge of Allegiance

Meeting Procedures – President Pat Heath explained that the Lot Owners’ open forum would be before the BOD vote on open issues so that the BOD would have opportunity to hear lot owners concerns before the BOD voted.

Introduction of Board Members

President	Pat Heath
Vice President	Ed Webb (Newly elected 3 year term)
Treasurer	Georgine DeBord
Secretary	Brian Fenstermacher (Not present)
Member	Tom Molyneaux (Newly elected 1 year term)

Property Managers Report

1. Ice Cream Social tonight
2. Jet Skis docks are now in and available
3. Jet Ski lanyards are on order should be in within the week
4. Cameras at Pool, Clubhouse are now wired
5. Fencing from pool area is in consideration for use in boatyard when replaced by new pool area fence.
6. Roof on Office needs replaced. Will get multiple estimates.

Approval on July Minutes

Approval was withheld as there was not enough members that was on the BOD in July available for a quorum. Minutes will be approved at next month's meeting.

Treasurers Report

The largest lot in the park in collections will be going up for sale within the next week or so, where WHP can recoup some of the money owed.

Treasurer report approved.

President Pat Heath

1. ABCO contract renewed – no increase in cost
2. Renewed contract with Laundry company where WHP will now receive 50% of profits versa 20% of the profits we used to receive
3. We are reviewing new Jet Ski regulations along with Marina regulations and will come up with updates shortly
4. Newly revamped website (WHPCA.ORG) will be ready to be published by September 1, 2017.

Committee Reports

ECC Committee – Sue Gajewski (Chairperson) has submitted her resignation after serving in that capacity for 7 years, along with Danny Heath who served on the committee for 3 years.

New ECC committee members:

Barbara Price (Chairperson)
Craig Small
Bud Hefflin
Sue Waskey
Tom Molyneaux (BOD Liason)

Clubhouse Committee

We are still searching for a chairperson and committee members

Marina Committee

Ed Webb resigned as Chairperson since he is now on the BOD

New Marina Committee Members

“Commodore” Phil Wood

Norm Ross

Ed Webb (BOD Liason)

Lot Owners Open Forum

Norm Ross Lot 270 – Question: 6x6 timbers around lots and filling them in with dirt to raise the level of the ground – does this need a permit ?

It changes the grade and changes water flow directions. The builder doing this type of thing is Lee Williams.

- *Ted Gajewski - He will talk with Lee Williams.*

Barbara Price Lot 212 - The ECC approved concrete for her neighbor, now she is being flooded out. What can be done ?

- *Pat Heath - Talk to neighbor and Lee Williams to seek corrective action.*

Joan Chenowetz Lot 147 Concerning dogs/pets with shot records, she would suggest that owners keep a copy available at the office and on hand in case of emergency.

- *Pat Heath – it will be considered – also note that all dogs must be leashed in the park*

Donna Demchuk Lot 437 Is there a sign at the office saying that “All Dogs Must Be Leashed”

- *Ed Webb – there is a sign stating something to that fact*

Bud Hefflin Lot 355 – is it in the by-laws that renters cannot bring dogs into the park?

- *Pat Heath – no it isn't*

Marge Webb Lot 216 – Just wanted to reiterate – Dog owners need to pick up the dogs mess

Laura Ferrante Lot 257 – What is the policy to use the boat ramp and slips? Also, will the park ever get Wi-Fi in the park?

- *Pat Heath – Policies should have been given out to each lot owner when they purchased their unit. Please consult that.*
- *Georgine DeBord – we looked into it and the cost would be too prohibitive. If anyone wants to do further research to find something suitable for the park, please do so.*

Phil Rench Lot 389 – We have problems with renters – they don't follow the rules, how do we control them at the Marina?

- *Pat Heath – some problems are not exclusive to renters, we have owners that do not follow the rules either.*

Annette Murphy Lot 445 – Is there a way that we can receive revenue from renters? Can we vote renters out? Renters are using crab pots at the marina.

- *Pat Heath – no we cannot get revenue from renters and cannot vote them out. The owner owns the lot and can rent to whomever he wishes. The owner is ultimately responsible for the renters and the lot itself.*
- *Georgine DeBord – if you see that people are using crab pots at the pier please report it to the office or the guard*

Donna Demchuk Lot 427 – Have you seen a decrease in problems within the park with the installation of cameras?

- *Ted Gajewski – Yes, a significant decrease.*

Karen Boon Lot 200 – In the interest of transparency, the BOD should consult with the owners, but the BOD doesn't. Concerning the person living in Lot 201, he is back in the park, under what conditions was he allowed back in the park? He won't clean his place up.

- *Pat Heath – The BOD and our lawyers are working on an agreement which allow paying back charges and keeping him current with future fees and dues. The ECC committee will inspect his property during their inspections and assess any fines if necessary.*

Laura Ferrente Lot 257 – Can we get people to cleanup places in need and charge the owner for work done?

- *Pat Heath – no, we don't want to take that responsibility; a lot of people would jump on that band wagon to avoid cleaning their places.*

Board Vote on Open Issues

1. Vote on Repairing the Office roof. Property manager to get estimates before vote.
2. New Laundry contract – approved by BOD.
3. New ABCO contract – approved by BOD.

Adjournment

The meeting was adjourned at 11:40 AM on a motion by Georgine DeBord and Second by Ed Webb.

Respectfully Submitted

Tom Molyneaux (acting Secretary)