

**WHITE HORSE PARK COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
16 September, 2017
10:00AM**

Call to Order – The meeting was called to order at 10:00 AM by President Pat Heath. In addition to the board members, owners from 15 lots were in attendance.

Pledge of Allegiance

Meeting Procedure - President Heath explained that the Lot Owners' open forum would be before the Board vote on open issues so that the Board would have the opportunity to hear lot owners' concerns before they voted.

Change of Board Members - President Heath explained: Georgine DeBord has resigned. She lost her mother. With her new obligations she couldn't handle the job of board member. We will miss her. Tom Molyneaux will take over as Treasurer. We appreciate that and that he has improved the website. Maria Castellano will take Georgine's position on the board. It was explained how the bylaws dictated the spot be offered to Maria.

Introduction of Board Members

President	Pat Heath
Vice President	Ed Webb
Treasurer	Tom Molyneaux
Secretary	Brian Fenstermacher
Member	Maria Castellano

Property Manager's Report –

1 – We received three proposals for the pool fence, but they are not all for the same materials, so we will try to get better ones for the next meeting.

2 – We received four proposals for the replacement of the office roof. The BOD will vote on one at the end of the meeting.

3 – We received information on the cost of the railing to go from the main dock at the marina to the gazebo. Sample of the material is here for your review. The BOD will vote on it at the end of the meeting.

4 – We received information and quotes for our insurance renewals. The BOD will vote on it at the end of the meeting.

5 – Since there is no Clubhouse Committee, I put together the figures for the year. The Memorial Day Party Income was \$807.00. The expenses were \$248.74 leaving a profit of \$558.26. This figure isn't totally accurate, because Debbie James donated some of the food that she bought.

The Independence Day Party income was \$916.00. The expenses were \$463.67, leaving a profit of \$452.33.

The crab feast income was \$3,904.00. The expenses were \$3,263.77 leaving a profit of \$640.23. There may be slightly more income, as there are items for sale on the counter.

The ice cream socials (which there were eight) income was \$922.00. Expenses were \$527.81, leaving a profit of \$394.19. Pat & Dan Heath set a new one night record of \$220.00 in sales.

Total profit \$2,045.01. The BOD meet & greet cost was \$119.31.

A complete report is available at the office.

Approval of Minutes – Pat heath explained that we can't approve the July minutes. Only two of us that were there in July are here. Pat will contact Georgine and Rich to get the minutes approved. The minutes of the August 2017 meeting were on the tables for review. There being no changes, Ed Webb made a motion to accept the minutes, second by Maria Castellano. Motion carried.

Treasurer's Report – Since Tom has just taken over as Treasurer, he deferred to Ted to explain the Treasurer's report. Ted highlighted the following items: Income of \$103,112 and expenses of \$99,384. The reserves of \$230,535 will go down soon due to office roof repairs, drainage pipe repair, and the new pool fence. The pipe is ours, but will contact the county and Ocean Pines. The Bank of America rewards card was used to purchase a new pressure washer. Delinquent Revenue was also highlighted.

Committee Reports

ECC – Barbara Price reported: We processed 10 applications. One from inspections wants to do improvements. The committee is still getting organized.

Clubhouse – Pat Heath reported: Thanked everyone for supporting the activities. A chairperson is still needed. Sue Gajewski and I will be glad to do the shopping if someone wants to be chairperson. Maybe a new owner would like to get involved.

Marina –Ed Webb reported: Phil Wood is now chairperson. We are considering allowing renters to use the marina. Half of the people on the boat slip list turned down slips. We have had gas stolen in the boat yard.

They take it out of 4 stroke boats. We should consider another camera at the back gate.

Unfinished Business

Jet-ski Docks and Marina Regulations –Pat Heath commented: The docks are finished. New regulations will be presented in October. Possible new renter use of marina.

Railing at Walkway - Pat Heath commented: We need a railing along the walkway to the crabbing pier. We have picked one out for \$2420. Poly posts with metal railings. Top railing will be covered with PVC.

Lot Owners' Open Forum

Barbara Price –Lot 211-212: Asked if the jet-ski docks were removable. Pat Heath commented: Yes they are.

Jeff Zablock- Lot 343: Asked if the railing was along the canal. Pat Heath explained that it is along the walkway to the crabbing pier.

Ginny Wycoff- Lot 351: I don't think it is a good idea to allow renters to use the marina. It will cause extra wear and tear. They should pay more to use the slips. Pat Heath explained that the renters will not be allowed to use permanent slips. If anyone has an opinion, let the board know. We will decide in October.

Unknown lot number asked: Can my son use the marina? We should open marina to family members but not renters. Pat Heath commented that the homeowners of renters pay fees just like other homeowners. They still need insurance, registration etc. and pay a sticker fee to use the marina.

Joann Page- Lot 48: Are you opening it up to the public? We had trouble with renters at Black Duck. Pat Heath commented that we don't know that it was renters that caused Black Duck problems. Joann continued: I am worried that renters will cause damage. I have no trouble with family. Pat Heath commented: It is hard to verify family versus renters. Ed Webb commented: We will try this and change the rules if necessary. Brian Fenstermacher commented: We should make the homeowner approve of their renters using marina and take responsibility for any damage. Ed Webb commented: We will have to deal with where the renters will store their boats. Pat Heath commented: Look how many slips are empty. Ed Webb

responded: We have 6 people that pay \$500 but don't use their slips much. I can rent these.

Jeff Zablock - Lot 343: I had a slip. We are looking to allow renters. When damage is done, we all pay. I wanted to share a slip with my brother who also owns a unit. Lot 55 is sharing a slip with someone. Ed Webb commented: I have investigated Lot 55.

Barbara Price - Lot 211-212: I thought that sons and daughters could use the marina.

Pat Heath introduced John who she had asked to give us a history of the park.

John Nethken - Lot 15: It is good to hear the voices of the people in the park. Pat had asked me to create a history of the park. I need help to talk to the people that have the information and to gather that information. Karen Boon - Lot 200: I would like to see pictures of how White Horse looked years ago. John continued: 25 years ago Barbara Price and I started the ECC committee. Here she is 25 years later as ECC chairperson. I am not excited about allowing full time renters to enjoy all amenities of the park. Pat Heath commented: All owners should send comments on renters to the board.

Jean Koawl - Lot 3: We should not allow renters to use the marina. They do thing differently. You are in the office; you don't see this. Pat Heath commented: If you see problems you need to let us know.

Ken Williams - Lot 1: I don't agree with renters. If you do it you must hold owners responsible. People here for a week don't care. If you pass this you need to vote on it again next year.

Pat Heath commented: We have sent out opinion polls and don't get many responses.

Jeff Zablock - Lot 343: I would like to formally ask the board to allow 2 lot owners to share a slip.

Ted Gajewski commented: Send suggestions to the office.

Ed Webb commented: This problem started when people rented a slip and then sub-rented for more money.

Debbie Graber - Lot# 49: I submitted an ECC request on 9/11 to change my materials from paver to cement and have not gotten a response. Barbara Price responded: I have not seen this. It was before my time.

Joann Page- Lot 48: I picked up a paper in the office about rules of living here year round. How will this affect us? Is this why electric went up? Pat Heath responded: We are making that available to all owners. Ed Webb commented: If you go to the county, you are raising red flags.

Phil Rensch- Lot# 389: We are zoned as a camp ground.

Pat Heath commented: If you vote in this county or your driver's license has this as your address, then the county knows who is living here.

Brian Koller - Lot# 272: We want a beautiful place to live. If you see something going on, you need tell Ted and the board. Pat Heath commented: If you see illegal activity and don't call the police, we can't do anything about it.

Board Vote on Open Issues

A motion to approve the insurance policy for \$24,623.28 was made by Pat Heath, second by Maria Castellano, motion carried.

A motion to approve the new roof for the office from Pro Exteriors for \$6,853.00 was made by Tom Molyneaux, second by Ed Webb, motion carried.

A motion to approve the railing for the marina for \$2,420.00 was made by Brian Fenstermacher, second by Tom Molyneaux, motion carried.

Adjournment – The meeting was adjourned at 11:17 AM on a motion by Brian Fenstermacher, second by Maria Castellano.

Respectfully Submitted,
Brian Fenstermacher
Secretary