

**WHITE HORSE PARK COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
17 February, 2018
10:00AM**

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

Pledge of Allegiance

Meeting Procedure - President Heath explained that there were two board members out sick and one out of the park. Because of this we did not have a quorum and could not vote on anything.

Introduction of Board Members

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

Property Manager's Report – Ted Gajewski reported:

1 – Storm Drain Pipe – The surveyor is going to cost \$860.00. The engineer is going to cost \$2,260.00. The permit costs are not yet known, because we are not sure exactly what permits we will need yet. The only rough estimate that we got was for \$119,000.00. The other contractors would not give a quote until they saw the engineer's specs. The BOD will be discussing how to pay for the repair.

2 – Financial Report – We had one more person taken out of collections, and it was our largest one. This was due to the property being sold. Of the \$2,757.00 in non-collections, we have collected about \$1,900.00, so we are making progress.

3 – 2018-19 Budget - The draft budget is on the tables for review. If anyone needs a copy, stop by the office.

4 – Cameras in the Boat Yard – Choptank charges us \$650.00 to install a pole and light. I haven't gotten the estimates from the electrician or Advanced Security for the cameras.

Approval of Minutes – The minutes of the October meeting were on the tables for review. However, without a quorum the minutes could not be approved.

Treasurer's Report – In Tom Molyneaux's absence, Ted Gajewski reported: The house that had a large collection amount was sold and White Horse Park received its money. The report shows \$3304 in collections and \$2757 in non-collections. Since the report was created, we received \$1900 of the non-collections. Without a quorum the Treasurer's Report could not be approved.

Committee Reports

ECC – Pat heath reported that the Board needs to meet with the ECC committee about an issue.

Clubhouse – No chairperson, yet. Ted and Sue Gajewski have volunteered for St. Patrick's Day. No one has volunteered for Memorial Day, 4th of July, or Labor Day. If no one comes forward, these events won't happen.

Marina –Phil Wood reported: Rule changes are being worked on. Slips are being assigned. If you any questions, see Phil Wood.

New Business

Draft of Budget –Pat Heath reported that copies of the draft budget can be obtained from the office. The Board won't vote on this until March. The budget is mostly the same as last year.

Snow Removal –Pat Heath reported: There has been lot of chatter about how this was handled. This was a big storm. The park handled it the best we could. The contractors were also over loaded. Some remarks on social media were very critical. We used contractors and our own tractor. Temperatures were very cold. It was too cold to have Doug operating a tractor all day.

Elections –Pat Heath reported: There was a mistake in the newsletter. After Georgine resigned, Maria is filling her positon until the next election. Three positions are up for election: Pat: 3 year term, Tom: 3 year term and Maria: 1 year term. You run for the board; not a specific position. You must have your resume in to the office by May. The highest votes get the two 3 year terms and the next lowest vote count gets the 1 year term.

Unfinished Business

Second Camera in Boat yard - Pat Heath commented: Ted addressed the camera in the boat yard. The camera at the trash dumpsters has helped.

Storm Drain - Pat Heath commented: Ted addressed this. The Board has to come up with how to pay for it. It will cost about \$150,000; unless we can come up with an alternate solution. We have \$130,000 in reserves. If we used the reserves, we wouldn't have any money for other potential problems. The board is considering an assessment to pay for this. A special meeting will have to be held for the assessment. We will have more information next month.

Marina Rules - Pat Heath commented: We are fine tuning the marina rules and will vote on them next month.

Lot Owners' Open Forum

Ginny Wycoff –Lot 351: Is Pat planning to run for the board again? I hope you will. Pat Heath responded: I will decide by May. Ginny continued: Do we have a snow removal budget? Pat Heath explained: We don't have a snow removal budget because we usually don't get snow like this. There was not much room to put the snow. It was too cold to be on a tractor for 8 hours/day. Ginny continued: For the storm drain; is it possible to take ½ from reserves and ½ from an assessment? Pat Heath responded: It would be \$323/unit for the whole assessment spread over 6 months.

Bob Harrison –Lot 262: Why do we have to pay for it? HOA fees went up last year. Pat Heath responded: HOA fees did not go up. They are still \$90/month. The water bill increased; now \$41 for water. As for the storm drain; we have to fix it. The lawyer sent us code from the county saying they are not responsible. The lawyer will be asking Ocean Pines for help. We have to do something soon because the road is sinking.

Dave Jent - Lot 422: I had a similar incident at my property. I got the county to pay for it because their water was running on my property.

Pat Heath commented: We need to go through a procedure 90 days to schedule a special meeting for the assessment.

Phil Rensch- Lot 389: I saw the county mowing and cleaning the ditches. Pat Heath commented: I agree with you that the county should help. Ocean Pines should also. Ted Gajewski commented: They cut the grass because they have a right-of-way 20 feet from the center of the road. The pipe is 23 feet from the center of the road. Pat Heath commented: I will go to the county before the March meeting. Maybe we could pay the county to repair it.

Ginny Wycoff –Lot 351: If you go to the county let the home owners know so we could go with you. We could also sign a petition. Pat Heath responded: Because this park is not for permanent residents we don't vote. But we do pay taxes.

Board Vote on Open Issues No quorum. No issues to vote on.

Adjournment – The meeting was adjourned at 10:36 AM by agreement of Pat Heath and Brian Fenstermacher.

Respectfully Submitted,
Brian Fenstermacher
Secretary