

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

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

Pledge of Allegiance

Meeting Procedure - President Fenstermacher 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. Also, we are trying to limit each speaker to three minutes, and ask that each person speak only once, to allow others to have a turn. Craig Small will be going from table to table with the microphone.

Introduction of Board Members

President	Brian Fenstermacher
Vice President	Ed Webb
Treasurer	Tom Molyneaux
Member	Bob Harrison
Member	Maria Castellano

Betty Michalak has volunteered to take the minutes.

Property Manager's Report – Ted Gajewski reported:

- 1 – Storm Drain Pipe – Total Cost \$38,320.00. See attached report.
- 2 – Bath Houses – will remain open through November, and possibly into December, depending on weather. Once we start getting freezing temperatures, we have to close them.
- 3 – I have reduced the number of dumpsters to six. Soon, we will go down to four. This is a money saving option.
- 4 – The office air conditioner stopped working a few weeks ago. The compressor was bad. A new compressor was almost \$2,000.00, and the unit is about 25 years old. So we replaced the whole unit at a cost of \$3,471.00
- 5 – I have contacted four pool companies for a proposal for next summer. So far, only one has sent us one. One of the other companies told me that they start making their arrangements for exchange students in October for next summer, and he didn't want to commit until he had a plan for manpower (life guards).

Approval of Minutes – The minutes of the September meeting were out for review. Bob Harrison made a motion to accept the minutes, second by Ed Webb. Motion carried.

Treasurer's Report – Tom Molyneaux gave the treasurer's report. Copies of the report are attached to these minutes. Motion by Brian Fenstermacher, second by Bob Harrison to accept the treasurer's report. Motion carried.

Committee Reports

ECC – Craig Small reported that we have gotten a request for an owner to install a flag pole. If you want to install one, it has to be under 45 feet tall. New member, not here today, John Nethken.

Clubhouse – Ted reported that crab feast had income of \$3,262.00 and expenses of \$3,040.61 for a profit of \$221.39. The ice cream socials had income of \$554.00 and expenses of \$339.81 for a profit of 214.19. Total clubhouse activities for the season profit 674.68. Clubhouse expenses were maintenance of the ANSUL system \$115.00 and steam cleaning the exhaust system of \$400.00. A full report is attached to these minutes.

Marina – Phil Wood reported that we had some bad storms, but minimal damage – a few snapped lines. I will be calling slip lessees to see if you want a slip next year. I'm going to be putting up tide clocks.

Brian reported that the BOD has changed the procedure for the slip waiting list. From now on, if you want to be put on the list, you have to put down a \$100.00 deposit. The \$100.00 will be applied to your first year's rent; but if you turn down the slip, you lose the money.

New Business

Pool – Covered in the Park Manager's report.

Unfinished Business

Residency – Brian Fenstermacher reported that he spoke with Jim Bunting at the county. They had their meeting and will be sending us a letter. Their decision was that they are not going to issue individual waivers. They will allow everyone to stay here this winter, but next year, they expect it to be enforced. They haven't made a final decision yet, but are leaning towards allowing one person to stay for security purposes. If we continue to violate the county code, they have threatened to cut off our water.

Lot Owners' Open Forum

Annette Murphy – Lot 445 – Since no one is allowed to live here, will we be cutting back on personnel? How many people work in the office?

Ted – two full time and one part time. Need so that one person can go to bank, run errands, check on Park.

Ed Webb – this is new to us. If we see that we don't need the personnel, we can send them home – same with maintenance.

Mrs Murphy – What about the cleaning contract? Will she work all winter?

Ted – she has a one year contract. We pay her the same every month.

Mrs Murphy – When are we due for an audit?

Ted – At the end of this fiscal year – in the spring. Every five years.

Ginny Wycoff - Lot 351 – Has a problem with Park Manager monitoring residence – ok for guards, but Manager should manage the Park.

Ed & President – That's part of the Park Manager's job. You don't want the County in here doing it.

Ned Gobrecht – Lot 280 – Asked if BOD received letter from Sue Naplachowski. Asked if president would read it.

President – I just got it this morning – haven't read it yet.

Ned read the letter.

President – Did not want to comment on the letter until it was discussed with the BOD.

Bud Hefflin – Lot 355 – Thinks that the BOD should be siding with the owners of the Park rather than just going along with the County. Also questioned President about asking BOD members to resign.

President – We are monitoring residency so that the county doesn't come in here and do it. President asked certain members to resign because the County doesn't like that BOD members are violating the residency rules.

Discussion

Marge Webb – Lot 216 & 409 – Letter should have gone to County. If another of our vehicles gets damaged, we are out.

Ed Webb – Had windshield broken after Tuesday's meeting, and other vehicle damage. We are not against the full time movement, but the County is. We do not hold information back from the Park.

Karen Boon – Lot 200 – Read a statement about issues in Park. Should not be a “us verses them” attitude. Also complained about individual in Park who shouldn't be here.

Unknown male – Lot owners want to know that BOD is for us, not against us. Also repeating request to send out a survey to ask owners their opinion on full timers.

President – We wouldn't know how to word such a survey, because we do not know what the cost would be to become a full time community.

Joanne Toploski – Lot #009 – Did the BOD contact a lawyer?

President – Yes, we contacted our lawyer. He doesn't think that we can change anything.

Mike Coble – Lot #074 – I was falsely accused of signing a petition. People are pressuring other owners to do this, but they are not at the meeting.

Brad Basford – Lot #139 – Feels that fighting about it here does no good. Need consensus of all owners before we do anything else. Does not want to spend Park money on a useless fight.

Linda Underwood – Lot #180 – What is the purpose of the county rule about residency? We should ask the County.

Phil Rensch Lot #389 - Lawyer should check constitution of United States, Article 14 about keeping us from our houses.

Bill Rosenbaum – Lot 435 – We should ask the County to grandfather those who are already here.

Sue Waskey Lot #150 – Last year county changed zoning for a chicken farm. If they can change that, they can change us.

Discussion

There were no lot numbers, or names, Talk about costs to upgrade, monitoring residency and keeping records.

Board Vote on Open Issues:

Adjournment – The meeting was adjourned at 11:45 AM.

Respectfully Submitted,
Ted Gajewski
Park Manager