

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

Call to Order – The meeting was called to order at 10:05 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.

Introduction of Board Members

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

Property Manager's Report – Ted Gajewski reported:

- 1 – The storm drain pipe is done, except for the curbing on the one side.
- 2 – Doug is back to work after his surgery, and at full duty. He said that he hasn't felt this good in a long time.
- 3 – I have reduced the number of dumpsters to six. Please do not use the ones that are roped off on the side.
- 4 – The crab feast seemed to go well. I don't have all the figures yet, but it looks like we didn't lose any money.
- 5 – Our insurance policies run out this month. I received a quote from our agent. It is about \$40.00 less than last year. The BOD will vote on it later.

Approval of Minutes – The minutes of the July meeting were not approved last meeting because of a question on the open forum. The issue has been satisfied, so we may vote on them now. Bob Harrison made a motion to accept the minutes, second by Maria Castellano. Motion carried.

The August meeting minutes were on the tables for review. There being no questions, Bob Harrison made a motion to accept the minutes, second by Maria Castellano. Motion carried.

Treasurer's Report – Tom Molyneaux was excused. The Park Manager gave the Treasurer's report. The reports are attached to these minutes. Ted did point out that delinquent revenue is down from last month because one of the largest accounts in collections was paid in full. Also, one of the other large ones was sold, so the next report should be even better. Motion by Ed Webb, second by Bob Harrison to accept the treasurer's report. Motion carried.

Committee Reports

ECC – Bob Harrison reported that most of the re-inspections were completed. The driveways of #229 & #449 are going to be taken care of, and the owners will be billed for it.

Clubhouse – The crab feast was sold out. Hooper's did a good job. Joanne Topolski reported that there is an ice cream social tonight.

Marina – Phil Wood reported that many boats were pulled because of the recent storms. There were 5 or 6 snapped lines due to the high winds. DNR fined someone on our dock for undersized crabs. Phil thanked the slip lessees for their cooperation in allowing the marina committee to re-rent their slips, especially on holiday weekends. Ginny Wycoff, lot #351 thanked the marina committee for all that they do.

Ed Webb showed the plaque that was made up to honor the deceased members of the marina committee. The plaque will hang at the marina during the boating season, and then will hang in the office during the off season.

New Business

ECC Fines – President Fenstermacher reported that the current ECC violation fine, for doing unauthorized work (such as a deck) is a one-time fine. The BOD is proposing to change the wording to allow for fines if the unauthorized work is not corrected. This change will be voted on after the open forum.

Unfinished Business

None.

Lot Owners' Open Forum

Sue Gajewski – Lot 131: Wanted to know why there was no secretary.

Ed Webb – We had a volunteer, but she couldn't make it today.

Sue – Why isn't someone on the BOD the secretary?

President – These two members can't do it.

Bud Hefflin – Lot 355: If they can't do the job, they should resign.

Phil Rensch – Lot 389: What are we doing about the street lights that are out? *Ed Webb – we are renting a cherry picker to replace them.*

Phil – What are we doing about renters? *Ed Webb – Notices were sent out to everyone.*

Sandy Morgan – Lot 117: Where are we with the residency issue?

President – Ed Webb delivered all of the surveys to the county for review. We will start to monitor the lots beginning October 1st. We just have to wait & see.

Danielle Stallings – Lot 236: If people put their homes for sale, how long do they have to sell?

President – We don't know anything about extensions. Ed Webb – Being for sale doesn't mean that they are safe.

Harold King – Lot 429: Last month, it was suggested that the BOD send out a survey about full time residency. What happened to that?

President – It is not likely that we would ever be a full time community. It costs a lot of money just to explore it.

Harold – water meters, fire hydrants, etc. should be free.

President – The County said right from the start that they probably would not approve WHP being full time. Meters & hydrants would not be free.

Harold – so we pay a half a million dollars in taxes for nothing.

Kim Andreone – Lot 400: Asked why they wouldn't re-zone us. She saw on the news where they approved a re-zone for a chicken farm.

Bob Harrison – BOD Member: Asked if the Park Manager was going to be allowed to stay here year round. "If he's staying – I'm staying".

Ed Webb said that county would not commit to anything.

Harold King – Lot 429: Commented that none of the last eight managers were full time residents.

Ed Webb replied that Sue Naplachowski was.

Marge Webb – Lot 216: Thinks that the Park Manager should be allowed to stay year round.

Danielle Stallings – Lot 236: Commented – keep in mind that if we get full time status, that means that the renters can stay full time also.

President: Commented that the Park Manger staying here full time is more of a benefit for the Park than it is for Ted.

Bonnie Harnly – Lot 80: Asked about year round security, and would there be more patrols in the winter if there are no full time residents.

To be discussed.

Mary Michelman – Lot 408: Asked about the wasp nest by the office.

President – We are waiting for the cooler weather when the wasps are less active.

Joanne Topolski – Lot 009: Reminded everyone about the upcoming yard sale, and the ice cream social tonight.

Joanne Page – Lot 048: Asked why the guards are using their personal vehicles to patrol.

Ted – The GEM car needs brakes. We have the parts, waiting for Doug to install them. The ABCO car has no AC. With this heat & humidity, they don't want to drive it.

Joanne also said that they drive too fast.

Ted said he would address it.

Karen Boon- Lot 200: Commented that we have been using the name HIGGINS in regards to the county. Weren't we dealing with "Bunting"?

President – We were dealing with Bunting, but Higgins is the chief commissioner.

Kim Andreone – Lot 400: Commented that there is no light on the corner of Snow Bird & Timberline.

Board Vote on Open Issues:

Insurance: Motion by Brian Fenstermacher to pay the insurance premiums for 2018-19 in the amount of \$24,583.28. Second by Ed Webb – Motion carried.

ECC Fines: Motion by Brian Fenstermacher to change the fines for ECC Violations as follows:

“If a member does not obtain prior ECC approval the member shall be charged a fine, of up to \$1,000.00 whether the work is approved or disapproved after the fact. The BOD will determine the amount of the fine based upon the type of work done without approval. Additional fines, of up to \$1,000.00 shall be charged every 30 days until the work is brought into compliance.”

Second by Bob Harrison – motion carried.

Adjournment – The meeting was adjourned at 11:10 AM.

Respectfully Submitted,
Ted Gajewski
Park Manager