

**WHITE HORSE PARK COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
22 April, 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 16 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.

Lot Owners New to Meetings - President Heath asked who was in attending their first board meeting. Frances Kohne (Lot 136) and Janice Zablock (Lot 234) introduced themselves.

Introduction of Board Members

President	Pat Heath
Vice President	Rich Zaworski (excused)
Treasurer	Georgine DeBord
Secretary	Brian Fenstermacher
Member	Sue Naplachowski

Property Manager's Report – The Property Manager reported:

- 1 – The marina and the bath houses were both opened last weekend for holiday.
- 2 – The rear gate was knocked over yesterday morning. The driver is being held accountable.
- 3 – We had a water main break on Skipjack Circle, on Tuesday 4/18. It took two days to repair. Ted showed broken pipe, tree root that broke it, and a sample of replacement pipe.
- 4 – We've had a couple of sheds broken into. Police have been notified.
- 5 – Ted introduced Susie DiBartolo, the new office assistant.

Approval of Minutes – The minutes of the March 2017 meeting were on the tables for review. There being no additions or corrections, Georgine DeBord made a motion to accept the minutes, second by Brian Fenstermacher. Motion carried.

Treasurer's Report – Georgine DeBord noted that this report was at the end of the fiscal year. Excess Operating Funds have been moved out of the checking account and into the Money Market account. We also paid off the marina loan.

Explanation of present dues (Total = \$125):

- \$80 Operations
- \$5 Marina loan (repay WHP Operations)
- \$5 Reserves
- \$35 Water

Ted Gajewski commented that the dredging is done and we used slip fees from last year and slip fees from this year to pay the bill. Next year's slip fees will be used to pay back WHP Operations.

Pat Heath commented that paying off the BOC loan freed up the money in our CD.

Georgine continued: Water costs have gone up the last two quarters. To make up for the last two quarters there will be a onetime charge of \$12. Moving forward water costs are now \$37 per month. The base cable costs have increased. In addition, the cable bill now includes a regional sports surcharge of \$366/month. The old monthly bill had a local broadcast surcharge of \$576/month; which has increased to \$742/month. This makes the total cost for cable \$200/year per homeowner. Because of this, we need \$35 more per year for cable. There will a fee of \$35 for cable and \$12 for water for a total onetime fee of \$47. The new monthly HOA fee including water will be \$127 beginning June 1. Next year cable will be \$200.

Bud Hefflin- Lot# 355: Who negotiates with the cable company? Why can't Mediacom add more channels for the extra money? Georgine DeBord said she would look into it. Pat Heath commented: Mediacom is our only choice for cable.

Bob Harrison-Lot# 262: Before the board raises prices, shouldn't it go to 465 houses. Everyone should have a voice. Pat Heath responded: The board needs to make decisions. Only 125 lots will vote in the election.

Pat Heath made a motion to approve the Treasurer's report, second by Brian Fenstermacher. Motion carried.

Committee Reports

ECC – Sue Gajewski reported that inspections will begin May 1st. Look at your check list and take care of it before inspections. If you get a letter, you have 30 days to correct the issue. Sue Naplachowski asked about the borders around homes. Sue Gajewski explained that you need a border to protect skirting from the weed whackers.

Clubhouse – Debbie James has volunteered for Memorial Day. She needs people to work the grill. Leave your name at the office if you can help. Pat Heath and Georgine Debord both thanked Debbie. Pat mentioned that we have no volunteers for 4th of July or the Crab Feast. Ice cream socials will start the 2nd or 3rd Saturday in June from 7:30 – 9:00 PM.

Marina –Ed Webb complimented the board of directors that were involved in the marina projects. For us to only owe \$145,000 with a ½ million dollars spent on renovations without assessments is great. The marina is what sells the houses. 14 slips became available. We went down 40 names and still have 2 slips available. The next person on the list was only on for 1 ½ years. We may not have enough demand for slips next year. Suggested allowing people that get to the top of the list to pay \$500 for their slip and give them one year to buy a boat instead of only 30 days. Pat heath commented that the board will meet with Ed to discuss this.

New Business

LED Street Lights: Pat Heath commented: We want to replace the street lights with LED bulbs because they last longer. They cost \$125/light. We may do it in stages. Common ground electric cost is reasonable. If we could do more to get it lower, we will.

Unfinished Business

Jet-ski Docks – Pat Heath commented: Waiting on the permit. They will be rented out with the same format as the slips.

Cameras for clubhouse – We are looking for a contractor to put up the pole. Pat Heath commented: Camera at the back gate worked great to capture gate accident. Camera at the dumpsters caught people dumping tires.

BOD Elections – Pat Heath commented: We have 3 positions open. 2 candidates so far: Bob Harrison and Brian Fenstermacher. Brian took the vacant position left by Ted. We need more candidates. Highest two vote counts get the two 3-year terms and the 3rd highest vote count gets the 1-year term. Resume has to be in to office by May 10 (45 days before the election).

Lot Owners' Open Forum

Harold King – Lot #429: I noticed that when I flush my toilet there is a bad odor. Ted Gajewski responded: You should get a plumber to look at it first.

Karen Boon – Lot# 200: Commended board for not over reacting and dealing with people with respect.

Bud Hefflin- Lot# 355: Thanked Ted for job done on the water. Do we have a collection agency? Pat Heath responded: We use our lawyer. One property in collections is for sale. We will get paid when the property is sold. The other property, the person died. We opened an estate. Property is also for sale. Our collections policy: If you get to \$500 we turn into collections. When I first came on board, collections were \$27,000. Bud continued: I suggest that we shut down the back gate between midnight and 6:00 am. Georgine Debord responded: In summer you would have a line at the main gate. Pat heath commented: Cameras are working well and should help at the marina.

Karen Boon – Lot# 200: I had shed broken into and I am not in favor of closing the rear gate.

Bud Hefflin- Lot# 355: Have we thought of a neighborhood watch?

Janice Zablock-Lot#234: The light in my driveway is very bright and shines into my house. Ted Gajewski responded: Doug will fix the problem. He will shade the light away from your house.

David Zablock-Lot#234: We could get LED lights that have a motion sensor that get brighter when motion is detected.

Donna Demchuk-Lot# 437: Thanked board for their work and asked what the livability rules were. Pat Heath responded: You should read the rules.

Ed Webb-Lot# 216: The canoe rack was being built by two men that volunteered. They are having a hard time doing the work. Could we get help from Doug and Joe? Ted Gajewski responded: I will have Doug and Joe help them.

Board Vote on Open Issues

No issues to vote on.

Adjournment – The meeting was adjourned at 11:01 AM on a motion by Georgine DeBord, second by Sue Naplachowski.

Respectfully Submitted,
Brian Fenstermacher
Secretary