

**WHITE HORSE PARK COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING**

15 July, 2017

10:00AM

Call to Order – The meeting was called to order at 10:07 AM by President Pat Heath. In addition to the board members, owners from 38 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.

Introduction of Board Members

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

Property Manager's Report – The Property Manager reported:

- 1 – The kayak rack is done and is filling up quickly.
- 2 – One jet-ski dock has been installed. The other five should be in next week. We are also having a few ladders installed, and getting a price on a railing to go to the gazebo.
- 3 – The camera for the boat yard was supposed to be installed this week, but Tracy must have gotten tied up on another job.
- 4 – The rear gate was destroyed a couple months ago by a resident. The insurance check came in last week to cover the damage.
- 5 – LED street lights – We are replacing the regular lights with LED's as needed.
- 6 – The clubhouse bathroom air conditioner is not working properly. It needs a new thermostat. AREK should be in to fix it next week.

Approval of Minutes – The minutes of the April 2017 meeting were on the tables for review. Bob Harrison- Lot# 262: Requested the following addition to his comments in the open forum: “All Board members should give 100% for volunteering.” With this addition, Georgine DeBord made a motion to accept the minutes, second by Rich Zaworski. Motion carried.

Treasurer’s Report – Both May and June reports were on the tables for review. Georgine DeBord noted: Happy about the low amount in collections. After June and an early payment in July it was down to \$8800. One more boat slip fee was received. August 1 the water and sewer goes up. Thanks to Tom Molyneaux for changing the payment schedule sheet. Sue Naplachowski made a motion to approve the May Treasurer’s report, second by Brian Fenstermacher. Motion carried.

Georgine DeBord asked Ted Gajewski if the budget was amended with new water and sewer costs. Pat Heath commented: I went to the county meeting and asked why WHP got back to back increases. They explained that in FY16 WHP was overlooked; but should have received an increase. In FY17 they realized that FY16 was overlooked and gave us the first increase. The second increase was for FY18.

Brian Fenstermacher made a motion to approve the June Treasurer’s report, second by Sue Naplachowski. Motion carried.

Committee Reports

ECC – No report.

Clubhouse – Pat Heath reported: Arrangements have been made with Hooper’s for the crab and corn for Labor Day. Whoever takes the event only has to do hot dogs, hamburgers, salads etc. Ice cream social is tonight from 7-9 PM and the next one is on 7/29.

Marina –Ed Webb reported: It has been a good year. We caught kids playing with minnow traps. I want a railing at gazebo walkway. We have a lot of new boat owners. Some don’t put ropes on back of boat. I have had to add ropes to some boats. Georgine DeBord asked what kind of signs we have at the work area in the boatyard. Ed responded: Boats have been left there for days. Not sure if there is a sign. We will add one. Ted and Ed were confronted by an owner who wanted their kids jet skis to be allowed in the boat yard. We told them that the kids must park in the overflow area.

Unfinished Business

Jet-ski Docks – Pat Heath commented: One dock is on now. The other five will be installed next week.

Cameras for clubhouse – The camera for the boat yard was supposed to be installed this week, but Tracy must have gotten tied up on another job.

LED Street Lights - Pat Heath commented: We will replace the street lights with LED lights as the old ones break.

Back Gate - We received the money from the insurance company.

Lot Owners' Open Forum

Bob Harrison - Lot# 262: I talked to a few people about conflict of interest in the park. Pat is president and her husband is on the ECC committee. Ted is park manager and Sue is chairperson of ECC committee. Sue Gajewski responded: I will resign today. I am tired of this. If someone else wants this position, they can have it. Pat Heath responded: If the membership wants me to; I will ask my husband to go off of the ECC committee. Sue Naplachowski commented: I don't see a conflict of interest.

Sylvia Devilbliss- Lot# 335: I have been here since 1988. When you volunteer, it is a thankless job. I would like to thank Pat for going to the county water meeting. I have a question about the cable. There is \$90,000 budgeted. Georgine DeBord commented that the \$90,188 is what we collected from April through June. Total should be \$93,000 for the year. Sylvia asked: Do we sign a contract? Georgine DeBord responded: They raised our rates by adding extra fees. Rate increase happened in February. We passed budget at \$165. When we realized the cost increased, we amended the budget. Silvia continued: How long until collections occur? Ted Gajewski responded: The Lawyer only does collections for HOA fees, not fines. Pat Heath commented: We could put a lien on the property for fines. Silvia continued: We need the attorney to enforce our rules. We have homeowners who don't care Pat Heath responded: I can talk to Mr. Almand (the attorney). Barbara Price –Lot 211-212 commented: Maryland law does not allow lawyer collections on fines. After 30 days fines should double. Pat Heath commented: This is why we can't find people to be on ECC committee. We don't have any recourse. Silvia continued: We have fixed up the marina and pool. But walk through the park and you paint peeling. Pat Heath responded: Maybe we can raise the fines. Sylvia commented: We need legal advice. Pat Heath responded: Maybe Sylvia can volunteer for the ECC committee. Each ECC member does 120 houses.

Barbara Price –Lot 211-212: Bank of Ocean City account is marina account. If there is money left over at end of year does it go to pay debt? Pat Heath responded: We use fees for slips to pay the loan. \$5/month from dues also pays the loan. We leave \$10,000 in marina account. Anything over \$10,000 goes to pay the loan. Georgine DeBord commented: Dredging came out of marina money from slip fees.

Ginny Wycoff- Lot 351: People on ECC and other committees are doing a great job. I hate to see you criticized. Brian said it well at last meeting. I don't think the Board should have to volunteer for all activities.

Maria Castellanno – Lot 309: Walking dogs: make sure new people know to clean up after your dogs. Pat Heath commented: If you see someone walking dogs on common ground, they need to clean up. If you have a dog, clean up after it. Maria continued: ECC does a wonderful job. One house on my street has a mattress on the porch.

Bud Hefflin – Lot 355: It is not picking on the board. It is board's job to listen. The letter went in the paper. If the lawyer cannot collect fines, can we get a collection agency? Georgine DeBord responded: A few people don't follow the rules. We are doing the best we can. Bud continued: Could you ask the lawyer if we can get a collection agency. Pat heath responded: We will ask lawyer. We are not thin skinned.

Board Vote on Open Issues - None.

Results of Election – 230 lots voted; 25 were invalid (fines, or not up to date, etc.) leaving 205 votes counted

Brian Fenstermacher received 124 votes and was elected to a 3 year term.

Ed Webb received 118 votes and was elected to a 3 year term.

Tom Molyneaux received 87 votes and was elected to a 1 year term.

Maria Castellanno received 60 votes.

Michael McCarraher received 59 votes.

Bob Harrison received 53 votes.

Bud Hefflin received 52 votes.

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

Respectfully Submitted,
Brian Fenstermacher
Secretary