

WHITE HORSE PARK COMMUNITY ASSOCIATION
WEDNESDAY, FEBRUARY 24, 2021
BOD TELEPHONE/ZOOM MEETING

Meeting was called to order: at 7:03 pm by telephone and then Zoom practice meeting

Attending: Melissa Peters (President), Tim Mummert, and Terri Koller (Acting Secretary)

Read and Approval of Prior BOD Minutes: Minutes were read and gone over by the BOD and we agreed to them unanimously.

Reports of Committees: BOD will seek ECC updates on Lot 11 and Lot 26 and Lot 30.

Special Business: We discussed Facebook posts and discussed how to handle. We unanimously agree to not address other than to answer emails weekly as a BOD, the questions that are sent to WHPCA by owners and emailing the answers to questions to the entire community. Facebook sites are unofficial and not affiliated with WHPCA or its management.

Unfinished Business:

1. Updated Rental Agreements that owners who rent their units will received. Changes were made in "red" with Class I (7 days or less) and Class II (more than 7 days). Attorney will review and make suggestions or re-write as needed.
2. Coupon Vouchers from Farmer's Bank-Due to the response of owners, we decided not to use them but will ask Jenna if the payment books could be paid for and used by owners who wish to use them.
3. Ballot Counting-We discussed Good Standing criteria, ECC inspection, and delinquency. The BOD has decided to refrain from altering anything related to the previously developed plan for counting Ballots, and the Board is in favor of keeping with the decision to have Baker and Associates count and certify rather than trying to have the certification done by 2 separate entities. The Board will work with the election committee chair and Bob Baker to implement any revisions to the counting/certifying plan. The Board agrees that it makes sense to have one entity count and certify the ballots, and with all of the false accusations and suspicions that have been going rampant, the Board unanimously agrees to keep Baker appointed as the agent. The Board has agreed to code the ballots instead of having name, lot number, and signature, though the logistics still need to be discussed with Bob Baker, Billie Reynolds, and with John Nethken, election committee chair.

New Business:

1. Some owners are accusing the BOD of not being transparent in not disclosing the breakdown of the attorney fee. We have not received any invoices from Mr. Almand since October and will again try to explain that we cannot provide information that we do not have and we also have no influence over how and when Mr. Almand's office bills their clients.
2. Email responses for the emailed questions we received in the previous week were read and approved unanimously by the BOD and will be sent out to owners ASAP. We agreed and approved answers and comments as addressed by Ryan and the Board.

3. Billie has brought to our attention that there have been increasing reports of speeding through the community. We've also noticed growing electricity billing delinquencies. We discussed how to handle each of these and have asked Billie to reach out to Assateague Pointe and see how they handle issues of this nature. We will discuss this further next week.
4. We approved a Welcome Letter to be mailed out to new owners who purchased in WHP from October 1 to present and moving forward.
5. We will be working on preparing and sharing with the community presentations on Budget, Reserves, Collections and Accounts Receivable.
6. BOD unanimously agreed on wording of Reserves and Collections. We originally agreed to use \$250 as the point at which a courtesy letter reminding owners are in arrears. After talking with Ryan we realized that using this amount would cost a lot more money so we agree to \$500 being the point at which courtesy letters would be sent out. Once arrearages reach \$700 names will be turned over to attorney for collections and he will send a letter to them. After their debt hits \$1000, he begins to take legal action and they begin incurring more fees. Once a balance reaches \$5,000 a process will be engaged to put a lien on property or initiate a foreclosure process (right now, the process is impeded by Covid).
7. We will ask Billie to contact the new school to see if we could possibly use the school for our annual meeting/election. Do they offer wifi, what are the protocols in place and are there any costs for use of space. Billie and Tammy are also working on providing a HotSpot or some type of technology that will allow us to possibly have wifi. WHP not having wifi poses a challenge for offering a hybrid meeting.
8. We would like to practice using Zoom by recording at least part of our next BOD meeting.

Melissa Made A Motion To Go Into Closed Session To Discuss Litigation and NGS Update at 9:40 pm

Good Standing, affidavits, county law, and the Park Declaration were discussed.

Motion To Adjourn was made by Melissa and Tim seconded the motion. Terri agreed and meeting adjourned at 10:28 pm