

Curious Questions from Lot Owners

This list has been compiled from emails to the BOD and questions posed during the week of 12/16/19 and through 12/29/19.

*** Please note, we will not be reading or responding to e-mails again until January 7, 2020.*

Merry Christmas and Happy New Year!!!!

Why is the BOD taking action against full-time residents?

In September, the Worcester County Staff reported on the WHP full-time residency, outlining prohibitive costs and recommending off-season closure. In an effort to prevent WHP closure (which would have had a negative impact on all owners) the Board initiated communications with Worcester County. The Board's intention IS to bring the Park into compliance with WHP Declarations/County Law. WHP was approved only for seasonal occupancy.

Why didn't the Board leave the decision between the Full-time group and the county?

465 owners within WHPCA have a vested interest in any decision which might allow any portion of its Declaration to be substantially altered, ignored and/or neglected without input from the entire community.

Why has the Board Meeting Schedule been changed?

The BOD hopes to encourage community members to become more active and involved. We hope to decrease the travel and time demand on Board Member Volunteers. Other seasonal community associations meet when more members can be in attendance without having to travel exclusively for the purpose of meeting. With technology as it is, our hope is that we can maintain open communication without having to meet every month in the spring and summer. Our website and newsletter add to this communication.

Who authorized the Board to hire an accounting firm. How much do they cost?

The WHP CA By-Laws Article VI Section 1 (a-j) states the BOARD shall manage and control the affairs of the Association. Discrepancies pointed out in a recent audit indicated a need for outside professional accounting. In addition, the cost to obtain full-service professional accounting and relieve the Park manager of that responsibility will **save the park money** with the elimination of an office assistant position and with no more need to pay our previous accounting company.

Are the Bakers going to provide Property Management Services to our community?

No. The Board decided to employ Baker and Associates to handle only our accounting needs based on the audit report and recommendations. Our community is a multi-million-dollar entity. Our decision is in line with our fiduciary responsibility to the community. The Board's goal is to have a park manager who will work collaboratively with Bob and Vonnie Baker to improve the financial health of WHP.

Who Authorized Melissa to serve as Acting President? Why isn't Barb Price President?

In July, Brian Fenstemacher resigned. This was immediately following the 2019 election. Tom Molyneaux resigned a few minutes before he was due to preside over the August Board Meeting. These resignations left three newly elected board members (Melissa Peters, Norm Ross, and Tim Mummert). Melissa Peters (who received the highest votes in the recent election) was elected Acting President by the other Directors of the Board, *unanimously*. In an effort to respect the wishes of the membership, the three maintained the business of the BOD until a whisper to appoint new members became a cry. Barbara Price offered her experience and mentorship to the BOD with the caveat that she would not desire to serve as president. With Melissa Peters in place as Acting President and with the ruling by park attorney Mr. Almand that her position was appropriate, the BOD respected Barbara Price's desire and accepted her offer to assist.

How is it possible to use the Park Attorney to file the intervention against the county?

The attorney is representing the Association, the rights of all 465 members, at the Board's direction. His goal is to protect our Association while bringing the residency matter to a swift conclusion.

The BOD *unanimously* approved WHP attorney's recommendation.

Why are dues being raised before the end of the fiscal year?

The WHP CA By-Laws Article VI Section 1 (a-j) states the BOARD shall manage and control the affairs of the association. The BOD must do what is fiscally responsible at a time they see a need. In concert with the By-Laws and Declarations, the amount of the increase, up to 15%, and its timing, is at the discretion of the BOD in good business management decision making.

In order to pay for additional costs related to the operation and function of WHP, money is being taken from our reserves. Depletion of the reserve to cover operating expenses is

damaging to the financial health of our association. We are currently in a position where our reserve is very low compared to future need.

What will joining the lawsuit cost homeowners?

We have not been billed for this service. The final cost will depend upon how contested the case becomes.

What was the vote tally, on the Board, to decide to intervene in the lawsuit?

The decision was *unanimous* (fully in agreement). This means that 5 out of 5 Board Members agreed to follow the advice of our attorney.

Who has stated that the Association wants the Park to remain seasonal?

The survey that was conducted in April 2019 demonstrated that the majority was not willing to financially support a special assessment for infrastructure upgrades. Calculations on the survey compilation also show that the Association needed 26 more “NO” votes and 136 more “YES” votes to amend our Park Declaration in favor of full-time residence (under the premise portrayed by the full-time group that there would be no cost associated with permission). A question was presented at the meeting of the planning commission. Is the community willing to pay for the upgrades required? The community representative advocating for the “full-time group” stated that she could not speak on behalf of the community regarding their willingness to pay. The Worcester County Staff power point report, on the whpca.org, addresses water and sewer upgrades that would cost approx. 4.2 million dollars. It is the Board’s understanding that infrastructure upgrades would also be needed in order for zoning to permit full-time residency. According to the survey, only 57 people indicated willingness to consider a special assessment. One person indicated a willingness to pay \$10,000.00. Most others were extremely lower. The average of those 57 responses was a willingness to pay \$1087 for each of the 57 lots, with a median of \$500.00. We don’t have the funding to support the initiative to convert White Horse Park into a community that will allow full-time residence.

What does it mean to be a “Member in Good Standing”?

WHP By-Laws Article II Definitions Page 2 “Member in Good Standing” means a member who is not delinquent in any Association assessment or other obligations, who follows WHP rules and regulations, and whose actions are not detrimental or inappropriate to the Association. WHP Declaration XII 12.2 state; The Board may suspend all voting rights, all rights to use the Association’s common areas, and all other rights or privileges of membership of any owner for any period during which any Association

assessment or other obligation remains unpaid, or during the period of any continuing violation of the provisions of this Declaration by such owner after the existence thereof has been declared by the Board. In addition, under WHP By-Laws ARTICLE III Association Membership, Section 5. the Board may suspend the rights of (c) any member whose action or conduct is detrimental or inappropriate for the Association's welfare, and (d) a period to be determined by the Board, for repeated violations of the By-Laws or of the rules and regulation of the Association.

Regarding False Statements that have caused concern:

1. The Audit Was Not Budgeted, yet it was ordered by the prior BOD. It was due to be completed in JUNE, and the new BOD had to work hard to facilitate responses from our park manager and accountant. The audit was completed in OCTOBER. The delayed responses caused an added charge to our community of \$1,000.00.

2. Bob and Vonnie Baker were hired as a result of the Audit Report Commentary. In summary, the accounting was improper, there were no internal controls, and there was no oversight. Our books haven't been audited in approximately 5 years.

3. Dues Increase was known by prior BOD. At the June 2019 Annual meeting, the Park manager specifically stated the need for an increase (see minutes).

4. WHP has a choice- Increase dues to maintain the quality of WHP, or let the assets deplete & depreciate in condition, diminish the amenities for the membership, and require large special assessments annually.

Please consider, the BOD are members as well. We are all impacted by decisions made for our community. We do read all emails, website responses and Facebook comments. We try to reply in a timely fashion. Please don't hesitate to reach out to us with questions. We will address your concern.

Positivity is the route to a healthy WHP. Thank you for the opportunity to serve.
