

**WHITE HORSE PARK COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
29 June, 2019  
10:05AM**

**Meeting held at Showell Elementary School**

There was no one at Showell School to open the building, so members were diverted to the clubhouse. The clubhouse was being set up for the 4<sup>th</sup> of July party, so the meeting was held in the pavilion.

**Call to Order** – The meeting was called to order at 10:05 AM by President Brian Fenstermacher. The number of lot owners present is inaccurate, as some lot owners left without signing in. The ones who did sign in numbered 82 lots.

**Pledge of Allegiance**

**Introduction of Board Members**

President	Brian Fenstermacher
Vice President	Ed Webb
Treasurer	Tom Molyneaux
Member	Bob Harrison - <b>Resigned - May 19th</b>
Member	Maria Castellano - <b>Absent</b>

**Introduction of Committee Members**

**Election**

Dave Page  
Bill Rosenbaum  
Jon Gilmore

**ECC**

Sue Waskey  
Bonnie Stevens  
Craig Small  
John Nethken

**Clubhouse**

No committee members.  
4<sup>th</sup> of July will be hosted by Betty Michalak  
Ice Cream Social tonight – One free cone for kids

## **Marina**

Phillip Wood  
Norman Ross

### **Introduction of Board of Directors' Candidates**

Tim Mummert  
John Nethken  
Melissa Peters  
Norm Ross

### **Minutes from 2018 Annual Meeting**

The minutes of the June 2018 meeting were available for review. Brian Fenstermacher made a motion to accept the minutes, second by Tom Molyneaux. Motion carried.

**Accountant's Report** – Phillip from CG Accounting Group went over the Year Ended March 31, 2019 Financial Statements.

Barbara Price Lot 212: asked why Capital Expenses were not on the P&L.

Phillip explained: WHP has one checking account that is used to pay everything. Then money is transferred from Reserves to Operating. Since this is done as a bank transfer, it will show on the balance sheet.

### **Park Manager's Report** –

- 1 – Apologies for the mishap with the school.
- 2 – We are handing out minutes from last years' meeting for your review.
- 3 – We have water quality reports available, if you want to get one on your way out.
- 4 – Please sign in on your way out.
- 5 – We are holding about \$3,700.00 from Rayne's until they clean the gravel from the drainage ditch.
- 6 – ABCO will be increasing their rate to us because of the minimum wage increase. Probably about \$15,000.00 starting in July when our contract is up.

### **Committee Reports**

ECC – Craig Small reported that the inspections are pretty much done. We try not to be too picky, and we appreciate people taking care of their properties.

Clubhouse – Betty Michalak is doing the 4<sup>th</sup> of July today. There will also be an ice cream social tonight, and kids will get one free cone.

Marina – Phil Wood advised that the first Friday hot dog party would be canceled in July, but will be scheduled for August 2<sup>nd</sup>. He also asked that people with utility trailers park them by the trees, to leave room for the boaters to use the front line. Just please be courteous. Also, he thanked Ed Webb for all of his help.

## Notices

### Projects in Progress and Future

**Pool Re-surfacing:** – We will get prices, and have the work done this year, after the pool closes for the season.

**Electronic Gate at Pool:** – We have a rough estimate, and may look at this more closely in a year or two.

*Sylvia Devilbiss commented that she thought that this would be a waste of money. She also said that the pool company is doing a great job. Jon Gilmore said that the pool company uses a lock box – maybe we could do something like that.*

### Lot Owners' Open Forum

Because of the meeting being held in the pavilion, it was quite chaotic, and therefore difficult to keep track of each individual lot number for comments. Most, if not all of the comments referred to fulltime residency. Issues raised were:

1 – What is WHP doing to enforce the rules.

**BOD reply** – *The BOD has been discussing this, and will have an answer soon.*

2 – Will there be an assessment to pay for improvements, and if so, how much

**BOD reply** – *We don't know if there will need to be an assessment.*

3 – How many full-time residents are there

**BOD reply** – *about 60*

4 – How many full-time renters are there

**BOD reply** – *This we do not know, as a few from last year have moved.*

5 – Will the County close WHP for the winter

**BOD reply** – *We don't think so.*

6 – How is monitoring being done

**BOD reply** – *Last winter, it was done by the Park Manager.*

- 7 – Our Declarations do not match the County code
- 8 – Houses are not selling because of seasonal restriction

A few people commented that we need to work together on this, and stop the animosity.

A few people commented that they have no problem with full time residents, but they do have issues with full time renters.

Mr. Crabson – Lot #319 – Asked if the minimum wage increase would cause us to raise our HOS fees.

*Park Manager – We are hoping to get by this year with some of the money that we normally would put into marina reserves. Next fiscal year we will probably have to increase our fees. We haven't had an increase in HOA since 2013.*

John Jordan – Lot #219 – Asked that we do not do away with the marina reserve of \$5.00 per lot per month – maybe just reduce it, and split the difference.

BOD Member Tom Molyneaux – Commented that the BOD has to follow the rules. He hopes that the County will agree to some sort of 'grandfather' for the current full-time residents.

### **BOD Election Results**

Melissa Peters – elected to the three-year term.

Norm Ross – elected to the two-year term.

Tim Mummert – elected to the one-year term.

### **Adjournment**

The meeting was adjourned at 11:50AM on a motion by Brian Fenstermacher, second by Tom Molyneaux.

Respectfully Submitted,  
Ted Gajewski  
Park Manager  
Acting Secretary