

WHITE HORSE PARK COMMUNITY ASSOCIATION
WEDNESDAY, FEBRUARY 10, 2021
BOD TELEPHONE/ZOOM MEETING

Meeting was called to order: at 8:04 pm by telephone and then Zoom practice meeting

Attending: Melissa Peters (President), Tim Mummert, and Terri Koller (Acting Secretary) Terri offered to serve as Acting Secretary after Lynette Shutty's resignation.

Read and Approval of Prior BOD Minutes: Minutes were not submitted before Lynette Shutty's resignation, but several Board members had been taking notes and the collaboration of those notes for the meeting of January were submitted for the record, read and approved.

Reports of Committees: Laura Bivona will be holding a Valentines Day Appreciation Day on Saturday, February 13, 2021 from noon to 4:00 pm in the Park Office. People are invited to stop by and pick up a Valentines Day treat but masks must be worn.

Special Business: Resignations for Ed Scheiner and Lynette Shutty were received and accepted by the BOD on Tuesday, February 9, 2021. 1. After hearing from the community and seeking legal advice we have decided to remain a BOD of three until we are able to hold a hybrid election to include Zoom and in person options to vote.

We also agreed to conference every Wednesday at 7:00 pm to practice with Zoom and collaborate on responses to emails received from owners. During these calls we will also follow up on any pressing management issues that need a resolution between now and our June election. These conferences may be used to discuss any other matter that may arise and need immediate attention.

Unfinished Business:

1. We plan to develop a policy to allow up to 10 spaces in the back of the boatyard to be used for enclosed utility trailers on a first come first served basis to owners who are in good standing. Only one space can be rented per lot and only one utility trailer may be kept on that space. Yearly rental fee for a utility trailer space will be \$225 and \$75 for sticker.
2. We received a price for the replacement of the camera by the dumpsters but since we need more cameras to properly monitor dumping as well as other security issues within the park we have asked Billie to get a price for a package deal on cameras that could possibly be installed to provide added security and monitoring of additional areas including the office and marina.
3. A notice will be put in the newsletter to remind owners to make sure that the office has a good working email address for them so that they will receive all important information in a timely manner. If the office doesn't have a good email address the owner could miss some important information. If they do not provide the office with an email address the office will send out a hard copy of newsletter, and other updated information.

New Business:

1. A draft budget was discussed and after some minor changes Melissa, Tim and Terri approved it as a tentative budget to be submitted to the office to be posted and shared with the community for their input.

2. We as a BOD have decided to answer the emails received on WHPCA weekly. We receive so many emails each day and many of them are very similar in nature so we thought that it would be a good idea to post the questions and responses to the entire membership hoping that this would help to cut back on the number of already asked and answered questions. In order to provide answers to questions as a unified Board, we will no longer answer any emails individually. We have decided to read and collaborate on appropriate responses before any emails are answered and eventually posted.
3. We have discussed the use of the coupon books that are offered by Farmer's Bank. Initially we were told that these coupons were complimentary but have since found out that there is a cost associated with them moving forward. We are considering the approval of the cost of the coupons once we now have an actual cost. Farmer's Bank has agreed that the first set of 3 coupons in the initial books will be complementary.
4. We have heard from the community and again sought legal advice with regards to the election and have decided to hold our Annual Meeting and Election in June 2021. We will hold a town hall meeting as a meet & greet in April and
5. As in the past we will use the three (3) envelope system and in order to keep the ballots secret we are not going to include names and lot numbers on the ballots themselves we will only include that information on the outer envelope in order to keep track of those owners who send in using the US mail or by dropping off in person. The ballots themselves will each have an individual code so that each voter can verify later that their ballot was counted appropriately. We will use Baker and Associates to count the ballots and they will be the only ones to have the only key to the corresponding ballot codes. We will use the election committee to do a second count to verify the Bakers' count.

Now Going Into Closed Session To Discuss Litigation Update at 9:36 pm

Motion To Adjourn was made by Terri and Melissa second the motion. Meeting adjourned at 10:14 pm