

WHITE HORSE PARK COMMUNITY ASSOCIATION
WEDNESDAY, FEBRUARY 17, 2021
BOD TELEPHONE/ZOOM MEETING

Meeting was called to order: at 7:02 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 for the February 10, 2021 phone/zoom meeting were submitted. Tim made a motion to accept the minutes and Melissa second. Terri agreed.

Reports of Committees:

Club House Committee: An owner in WHP, Fern Thomas expressed an interest in helping the committee with future events. Laura Bivona asked the BOD for approval, and her appointment to the Club House Committee was unanimous.

ECC: The ECC met and decided to do their initial inspections April 23 & 24. Notices will be sent to owners who need to address issues on their lot. Follow-up inspections will be done in June. Any lot that has an encroachment or a violation of Park Rules will need to be addressed before ECC will approve any sales agreement.

Unfinished Business:

1. We developed 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. This is posted on the website under Marina News.
2. We received an estimate 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. The vendor has assessed the area and will get back to us with a quote.
3. Emails continue to come into the website about areas of the budget, Zoom meetings and appointments to replace vacancies on the BOD as well as other concerns. These emails are being addressed once a week after the BOD has had an opportunity to discuss and contact accountants when necessary for accurate responses. We, as a Board, have decided to share answers to questions in an email blast once a week in an effort to keep all owners informed of questions and answers and to hopefully avoid multiple people responding with the same question(s). Discussion about the appropriateness of sharing names of those submitting emails was discussed and approved. Most of the owners who pose questions to the BOD do so after Facebook communications and discussions, so the Board felt it is unnecessary to shield names on the responses we provide.
4. A small group of owners have shared concerns about how we, as a Board, are addressing "collections" and people who are not paying their share of electric, HOA fees and other monies owed to WHP. We have seen these comments made on Facebook sites and these folks clearly feel that we are not taking the responsibility of collecting arrearages seriously enough. Prior to professional accounting, the debts owed to the community weren't efficiently tracked. The

Board and Ryan are collaborating and expanding on the policy regarding debt collection. Suggestions like cutting gate cards, posting names, and turning people over to collection agencies seem to be a new agenda in the community. It was a strong demand, on the Board, as well. The Board agreed to consult with the attorney, and posting names and cutting gate cards is not legally advised. Gaining authority to report owners to credit bureaus is a costly and labor intensive process that also isn't advised. Our process is aggressive, we are working with owners who contact us by setting up payment plans, and foreclosures are currently frozen due to COVID. An email, regarding collections, will be sent to the community, and our accountant will be involved in the Zoom Budget Meeting to address concerns.

New Business:

1. We had a reserve study done and there has been much discussion and misinformation going around on social media lately. We would like to offer a presentation of where we, as a community, with regards to our reserve finances, where we would like to be, and how we intend to get there. This presentation will be recorded and posted on the website so that everyone can view it at their leisure and on more than one occasion if they choose to. We are hopeful that after seeing the presentation it will put the members of our community at ease and help them understand the importance of taking care of aging infrastructure in a multi-million dollar, community like ours, and how we can do it with minimal impact to owners.
2. In an effort, to answer budget questions, we would like to hold a Zoom meeting with the community. We have set a date for March 20th from 9-11:00 am. More information about member participation will follow. We are also asking that people forward their questions ahead of time so we can prepare a presentation that addresses concerns. If time permits, we will welcome additional questions.
3. We are developing policies that we hope will clarify the direction we would like to go regarding snow removal, A/R, past due utilities, courtesy letters to those who may not know they have outstanding balances, and how we will need to address our rental policy, in light of newly passed county laws. We looked at and discussed these policies and sent to Bergey for their input before we approve and post on the WHPCA website. Policies should be shared soon.
4. Election: Our annual meeting and election is set for June 26, 2021. We will be asking any current candidates who have expressed an interest in running for the Board to update their biographies if they choose and to let us know if they have a continued interest in being a candidate. We are also offering any other owners who are considering running for the BOD to contact us with any questions they may have. We will need all candidates to submit their biographies and nomination to the Board no later than May 3, 2021. On May 15 we are hoping to hold a hybrid town hall meeting to include in-person and Zoom opportunities for owners to speak and ask questions of the candidates who will be running for open seats on the BOD. More details will follow. Candidates must be Members in Good Standing.
5. We discussed and reviewed notification documents for approval. There are still two owners who are considered to be members not in good standing, because they continue to rent their units outside the confines of County law and our governing documents. Owners who rent, full time, in WHP, will be sent letters informing them that they are not members in good standing.

Now Going Into Closed Session To Discuss Litigation and other confidential matters at 8:08 pm

1. Affidavit: Current list supplied by Mr. Cropper and Park Residency Data will be used to determine ineligibility. Still defining process.
2. The fence on Lot 30 has been deemed by the ECC to be out of compliance.
3. Payment plans developed for 2 separate lots.
4. Legal counsel regarding settlement and trial were discussed and considered.
5. Next meeting to discuss emails received and any other matter that comes before the BOD will be held on Wednesday, February 24, 2021 at 7:00 pm

Motion to Adjourn was made by Terri and Melissa second the motion. Tim agreed and meeting adjourned at 9:05 pm