

WHITE HORSE PARK COMMUNITY ASSOCIATION OPEN MEETING

DRAFT

OCTOBER 23, 2021 – 10:00AM

Call to Order: 10:00am

Pledge of Allegiance

Attendance: 34 Lots Represented

Meeting Procedure: The Lot Owners' *Open Forum* is scheduled before any vote is taken by the Board. There will be a live Open Forum followed by a virtual (zoom) Open Forum.

Introduction of Board Members:

President: Pat Heath

Secretary: Jon Gilmore

Approval of the September 2021 Meeting Minutes: With only two Board Members seated, approval of the September 25, 2021 minutes was postponed until the February 2022 Open Meeting.

Property Manager's Report: Report was offered by Pat, who notified the Membership of resignations received by Billie Reynolds and Randy Adona.

Treasurer's Report: Report was offered by Jon, who read the September 2021 Financial Commentary submitted by Brian - available on the Park's WHPCA website.
<https://www.whpca.org/files/136387453.pdf>

COMMITTEE REPORTS:

ECC Members: Ric Smith (chair), Susan Waskey, Craig Small, Bonnie Stevens, Joann Topolski

Report was offered by Ric Smith - Highlights:

*Busy with property settlement inspections and processing Owners requests for improvements and repairs.

*Reminder that fences are not permitted; an Owner cooperated with the ECC on a compliance issue.

Clubhouse Members: Laura Bivona, Penny Condren, Fern Thomas

Report was offered by Laura Bivona - Highlights:

*Reminder of the Italian Dinner event being held at the Clubhouse; Oct. 23rd.

*Mentioned upcoming events and activities will be announced.

*Report finished with an extended dialog from Laura on personal matters.

Marina Members: Phil Wood, Ted Pedzich

Report was offered by Pat - Highlights:

*Boats will be moved out of the Boat Yard until improvements are made to the area.

*Boats parked at the Owner's lot shall be permitted until projects are completed.

Beautification Committee Members: Terri Koller and Volunteers

*Committee Chair Terri Koller was home, recovering from an illness.

NEW BUSINESS:

*Pat spoke about the 2022 Budget and tree work planned to start in November.

*Applications and interviews are taking place to fill a Park Manager, Office Associate, and Maintenance Manager positions.

OLD BUSINESS:

*Pat explained procedures and reasons for Monthly vs Quarterly billing for electric / the Board's request for Owner feedback / announced any change in billing would not start until 2022.

*Pat also shared an impromptu update on progress being made for the Park's amendment of the Declarations.

OPEN FORUM:

Lot 082: Ginger Fromm spoke about adherence to rigid Facebook rules from an admin perspective.

Lot 150: Susan Waskey complimented Owner Chris Koawl for volunteering to head the production of the Park's Zoom sessions.

Lot 200: Karen Boon spoke about a low number of respondents to the proposed change in electric billing, and thanked Owner Sheila Hall for Halloween Decorations placed at the Park's Main Entrance.

Lot 087: Ginny & Don referenced her 55+ community association, speaking about criticism / asked about how assessment delinquencies are handled, and consequences of late and/or non payment.

Response: Pat explained how collections are handled by the Accounting Co., the Park Lawyer, and liens placed on property / how Covid may have interrupted the process of collections / the Park's position on homeowner's "Good Standing" status, and possible deactivation of gate card(s).

Lot 282: Fern Thomas asked the difference between current employee management relations compared to the prior BOD / and critiqued the Board's handling of employees based on the opinions and perceptions of others.

Response: Pat suggested that Fern seek an answer by contacting her source / the board discovered weaknesses in Office Staff's performance and counseled Billie on job description and performance expectations / no employee of White Horse Park was abused by the board / Jon reminded Fern via email that Roberts Rules of Order is used in creation of meeting minutes.

Lot 230: Marsha asked about setting up a second auto-pay option if billing for electric is changed from quarterly to monthly billing / suggested a more decorative vibrant swimming pool environment.

Response: Pat confessed to not being an expert on the auto-pay subject but would contact Farmers Bank of Willards / Pat mentioned a new fence around the pool and secure gate pass device / agreed with need for new lounge chairs and placing flowers in pots around the pool / suggested that Marsha joins the Beautification Committee.

Lot 003: Jean Koawl shared her experience walking around the park, pointing out possible mistakes made by Owners, and importance in reading the Park's By-laws.

Response: Pat shared that people can't be forced to read the By-laws which are in Owner booklets and on the Park's website.

Lot 285: Jean Hershberger questioned if electric service could be disconnected at Lots that are delinquent in paying the Park's Assessments.

Response: Pat mentioned a process needed to have electric service disconnected, and that it is an option.

Lot 416: Ms Edwards asked about any additional cost increase associated with reading meters and mailing (USPS) bills.

Response: Pat explained additional costs should be nominal and kept low when bills are sent via email.

OPEN FORUM CONTINUED:

Lot 60: Sue Naplachowski reminded in the past, Mediacom bills were paid as an annual onetime lump sum, bringing funds into the budget for use when seasonal costs were at their highest.

Response: Pat shared the desire to bring cable costs down to a more reasonable amount.

Lot 161: Gary Phillips asked about the possibility of turning off security gate cards for Owners who are in arrears of paying the Park's Assessments.

Response: Pat confessed that cutting off Owner's gate cards is becoming more attractive as delinquencies increase.

Lot 236: Lisa Friel presented a historical comparison of the Park's delinquent accounts.

Response: Pat suggested that looking back should be replaced by focusing on goals set for the future, and be kind to neighbors.

VIRTUAL OPEN FORUM:

Lot 272: Terri Koller asked if names of people who are in arrears could be made public.

Response: Pat did not support that action.

Lot 073: Frank Shutty asked about termination of the current Mediacom contract and mentioned WiFi streaming as an option.

Response: Pat admitted to not knowing full details on how the Mediacom costs got so high / options are limited to having cable in the Park or not / Contacting Comcast is possible when seeking a better contact / \$28.00 / a month is still reasonable.

Lot 254: Ed Scheiner asked about a survey to determine Mediacom vs individual choice.

Response: Pat agreed to another park wide vote on options relating to cable etc.

Adjournment: Motion to adjourn made by Jon; seconded by Pat

Meeting adjourned at 11:10am.

Submitted by Secretary: Jon D. Gilmore - [date: 10/25/2021]

Jon D Gilmore