

WHITE HORSE PARK COMMUNITY ASSOCIATION BOARD OF DIRECTORS' MEETING MINUTES

DRAFT



April 23, 2022 - 10:00AM

Call to Order: 10:00am

Attendance: 30 Households live / Households virtual (Zoom) undetermined

Pledge of Allegiance

Meeting Procedure: – Meeting is recorded by the Secretary to be used / deleted upon completion of the Minutes. The Lot Owners' *Open Forum* is scheduled before any vote is taken by the Board. Zoom Chat: Attendees will be instructed when to post questions / The Board reserves the right to add and remove vote items during the meeting.

Introduction of Board Members:

Pat Heath - President

Brian Fenstermacher - Vice President / Treasurer

Jon Gilmore - Secretary

Tammy Franklin: A report was read by Terri Koller, sharing details of a serious accident that involved Tammy and her husband.

Terri Koller - General Member

Approval of Minutes: The March 26, 2022 BOD Meeting Minutes were approved by unanimous vote by the Association.

Property Manager's Report: Janice Carr mentioned the following items: 1.ECC inspections will start soon. 2.Numbers needed on sheds. 3. The Back Gate can not be used when boats or trailers enter the Park. 4.Contractors should not use gate cards and cards will not work for more than one vehicle until a reset time expires. 5.Each home is limited to a 60amp electric service. 6. Grass mowing has begun / contact office for "no cut or no trim" requests / use a boarder to protect skirting against trimmer damage. 7.The Pool will open on Memorial Day. 8.The large dumpster will be available during the month of May. 9.Terri Koller mentioned repurposable items in the pile of debris brought out from behind Timberline Circle, but pleaded to keep the pile orderly. Cost for removal will be significant. 10. A new list will be created for Owners wanting to have trees trimmed or removed.

Treasurer's Report: No report. Due to the delay of a report prepared by the Accountant, the March 2022 report is not finished / it's tax season for the Accountants / within the first draft, mistakes were found by Brian that will require additional time to correct / The reports will be available via the Park's website as soon as possible, and cast for approval by the BOD at the May 2022 Meeting.

Committee Reports:

Marina: Members: Phil Wood, Ted Pedzich - Report provided by Pat Heath: 1.No new projects are underway. 2.New gavel and line painting project is complete. 3.All slips are rented. 4.Contact the office for needs related to the Boatyard and Marina.

ECC: Members: Craig Small, Susan Waskey, Bonnie Stevens, Joann Topolski, Leroy Weinreich. No official report offered / Pat Heath repeated the importance of having an ECC Member available at the Open Meetings.

Clubhouse: Members: Laura Bivona, Penny Condren, Fern Thomas. A prepared statement was read by Terri Koller. Covered topics - 1.Bingo event: April 23rd 2.Coffee & Donuts event: April 24th. 3.Ice Cream Social; on April 30th at 6:30pm. 4.Tickets for Hawaiian Luau will be available starting May 1st. 5.May 14th: Community Yard Sale, (contact the office for details / event could be canceled if no interest is forthcoming from the Community).

Beautification: Terri Koller mentioned her lighthearted ("*do what you wanna do*" policy); the gratefulness and admiration of miscellaneous garden decorations and plants provided by the Park's Owners, and the open invitation to keep it going.

New Business / Announcements: Listed topics were covered by Pat Heath.

*Board approved purchase of a new Dell laptop needed for Zoom meetings. Cost = \$423.78

*Bids for improvements to the office are being sought. Flooring is on the list, and improvements to the Guard Shack is also being considered.

*Office hours will now include opening on Thursdays. (8am-4pm). The guards man the phones when the office is closed.

Old Business:

* Proposed By-Law amendments: The Park's lawyer will review the proposed By-Law amendments prior to voting by the Association at the June Annual Meeting.

* BOD Election: One 3-year term will be open. Resumes must be received in the Office by May 11.

* New procedure for removal of yard waste: No dumping is allowed in the Boatyard. A trailer is positioned in the dumpster area for bagged yard waste only.

* Golf Cart and Fire Pit update: The survey will run into the end of May. Current poll results are: **Golf Carts - 40 yes / 62 no**. For **Fire Pits: 43 yes / 59 no**. An unidentified Man and Woman spoke out and were reminded that an Open Forum will be available at the Meeting. Pat Heath reminded that a quorum of at least 70 households must be present at the Annual Meeting to vote on Fire Pits and Golf Carts.

Open Forum Rules:

- * Please be respectful.
- * Limit 'the floor' to no more than 3 minutes per "lot".
- * Always use a microphone when speaking.
- * State name and lot number prior to speaking.
- * The Board reserves the right to limit topics of discussion.
- * Zoom Chat: Wait until instructed to post questions.

Open Forum / Live Session:

Lot 117: Reminder that the Loaner Bikes are ready for use. There are currently a total of 18 bikes. Also mentioned was gratitude for help from the Maintenance crew for moving bikes back and forth, and for the purchase of a new cable and lock system.

Lot 335: Reminder of Bingo on Saturday evening. Men wanted / lots of games are planned!

Lot 200: A shout-out to the 3 Office workers and long hours being worked.

Lot 385: Ask about "fuel Type" for fire pits. Reply: Propane would be the only approved type of fuel and not approved for cooking.

Q#2 - Will yard waste be composted? Reply: Currently there's no option for composting and plastic bags seem to be popular over paper bags.

Q#3 - Are Reserves funded adequately? Reply: Current funding is at least double compared to previous budgets in WHP history. Pat Heath explained other ways to pay for repairs etc without counting on an inflated balance of the Reserves.

Lot 335: Added to the subject of Reserve Funds - shared historical example on how a Community assessment was paid and paid off, allowing monthly dues to return to the pre-assessment amount.

Lot 285: Questioned distance between the gate card reader and her automobile / could the reader be moved nearer to the vehicles? Reply: An option to move the card reader is unknown.

Q#2 - Request greater details surrounding the vote for Fire Pits and is charcoal allowed for grills.

Reply: Charcoal is allowed. (re Fire Pits: See reply to the following question from lot #438).

Lot 438: Ask if the Annual Meeting vote on Fire Pits and/or Golf Carts take place? Reply: Passing Golf Carts would require an amendment to declarations / if there's not enough Community interest in the topic of Golf Carts, there may be no vote taken at the Annual Meeting / Fire Pits is a decision that could be made with Community survey of vote / Golf Carts and Fire Pits will remain as an Old Business item at the May BOD Meeting.

Lot 271: Asked how long the May Spring Clean Up dumpster would be available? Reply: For one month.

Unidentified Owner asked if the Fire Marshall manages allowance etc of Fire Pits. Reply: No - there are no local regulations, but a comment was made by the Fire Marshall, saying that WHP Homes appear to be very close for operation of any open fire device. Random thoughts were shared from the attendees.

Lot 83: Asked if the lawn service would move Fire Pits? Reply: Most people would place a fire pit on a patio, pavers or driveway. Lawn Service workers will not move items placed in yards. Pat Heath commented that Renters would not be allowed to use a fire pit.

Open Forum / Virtual (Zoom) Session:

Lot 212: Will Zoom be made available at the Annual Meeting? Reply: No. Pat also shared that it is being considered to hold the Annual Meeting at the park's Clubhouse.

Lot 316: Reminder to please place all ECC approved Forms in the front window on the unit.

Lot 196: Asked if it would be helpful to post additional information on the subjects of Fire Pits and Golf Carts? Reply: Details about Fire Pits and Golf Carts will be published - including quotes from the Declarations (for Golf Carts), and will also try to share specific information about Fire Pits. The owner was reminded that research and responsible development of rules etc. would become a new business project for the Board, only if approved by the Community.

Lot 222: Asked about total number of Rental Units exist and will a list be made available to the Community? Reply from Janice Carr: There are only 9 known rental units at this time. Owners who rented last year are being contacted and questioned for follow up on County Permits and WHP fees.

Board Vote on Open Issues: No votes were taken by the Board.

Motion to Adjourn: Pat Heath called for a motion to adjourn. Motion made by Brian Fenstermacher to adjourn / seconded by Terri Koller. Meeting adjourned at 11:00am

Submitted by Secretary: Jon Gilmore 04/26/2022

Jon D Gilmore