

**WHITE HORSE PARK COMMUNITY ASSOCIATION**  
**BOARD OF DIRECTORS' MEETING MINUTES**  
**May 28, 2022 - 10:00AM**  
[DRAFT]



**Call to Order - 10:00am**

**Attendance: 46 Live / 14 Zoom- Total lots represented = 60**

**Pledge of Allegiance**

**Meeting Procedure:** – Meeting is recorded by the Secretary to be used / deleted upon completion of the Minutes. There will be an introduction of election candidates and Q&A offered for Lot Owners. The "*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 - General Member [medical leave of absence]

Terri Koller - General Member

**Approval of Minutes:** Motion made by Terri Koller to approve the April 23, 2022 Meeting Minutes, and seconded by Brian Fenstermacher. In a vote, the draft was approved unanimously by the BOD and attending Membership.

**Property Manager's Report: Highlights** from Park Manager Janice Carr report were:  
1) The Annual Meeting to be held at Showell Elementary school. 2) Guidelines for voting and returning the 2022 BOD Election Ballots. 3 )Announced the purchase of a new Clubhouse freezer and security camera. 4) Water leak repair. 5) On site roll-up dumpster. 6) Owner responsibilities and rules covering rentals. 7) Office will be closed on Monday (Memorial Day).

**Treasurer's Report: Highlights:** 1) Brian Fenstermacher offered details from the March P&L and commentary Financial Reports. 2) Explanation of delays in presenting the April Financials were due to late reporting from Mr. Alex West [of Bergey&Co]. 3) March Financials can be viewed on the Park's website, here: <https://www.whpca.org/financial.html> 4) Brian and Pat mentioned the Board has intentions to replace (Accounting Firm) Bergey&Co.

**Approval of the Treasurer's Report:** Motion made by Jon Gilmore to approve the March 2022 Financial Report; seconded by Pat Health. The March 2022 treasurer's report was approved unanimously in a vote by the Board of Directors and attending Membership.

### **Committee Reports:**

**Marina: Members:** Phil Wood, Ted Pedzich. **Highlights** from Phil Wood's report: 1) Deadline for purchase of stickers (June 1st). 2) June 18th - free Coastguard inspection of Boats and grilling (hotdogs) at the Marina open to all (11am). 3) discussion about proper parking at the Marina overflow lot and possible marking for spaces.

**ECC: Members:** Craig Small, Susan Waskey, Bonnie Stevens, Joann Topolski, Leroy Weinreich. **ECC Report: Highlights** from Craig Small's report: 1) Annual lot Inspections have started. 2) No availability for Park spraying for weeds on driveways. 3) drawings of projects is preferred. 4) Record dates and names of people contacted at the Worcester Co Permit Department. 5) Gratitude to New owners making some wonderful improvements.

**Clubhouse / Members:** Laura Bivona, Penny Condren, Fern Thomas.

**Highlights** from Chairperson Laura Bivona's report: 1) Successful 1st fund raiser Bingo and more to come in July and August. 2) Prepared food lost when the freezer broke. 3) Memorial wreath float and Luau at the Marina on Sunday. 4) Ice Cream Social (Sat. pm). 5) Coffee and Donuts event on Monday. 6) June 25th - picnic following the Annual Meeting and possible Movie Night. 7) Always looking for Clubhouse Committee Member volunteers.

**Beautification:** Terri Koller gave honorable mention to Sheila [Pazdan] for working hard in the Park's gardens, and reminded everyone of the open invitation to plant flowers of choice, or to water the ones that look thirsty. Terri also thanked Lenny Buber [???] for working hard to clear brush and trash from the Park's wooded areas.

### **New Business / Announcements:**

\*Pat Health shared the following news items and announcements: 1) The Annual Meeting will be held at the Showell Elementary School, starting at 10am. 2) Deadline for dropping off a Ballot at the Annual Meeting is 9:30am and please read the Ballot instructions. 3) Fire Pits and Golf Carts will be voted on at the Annual Meeting. 4) Zoom will not be available for the Annual Meeting. 5) Quorum = 70 Lots are the minimum number needed to vote on any topic at the Annual Meeting. 6) Open Forum topics are not limited at the Annual Meeting.

### **Old Business:**

\* Proposed By-Law amendments: Pat mentioned: 1) Proposed By-law Amendments are available on the Park's website and in the office. The votes will take place at the Annual Meeting if quorum is met. 2) Notification: Golf Cart approval would be dependant on the rules and an Amendment to the Park's Declarations. 3) An approval (vote) on Fire Pits would not require an Amendment to the Park's Declarations or By-laws.

**BOD Election Candidates: Nominees are shown in order of their introduction, followed by an opportunity to take questions from the Membership.**

**Candidate #1: Penny Condren:** Self-introduction highlights: 1) Birth Name = Pauline. 2) Age, Marital status, Children, address (permanent residence), 2 year owner in WHP. 3) Sees friendly WHP neighbors. 4) Politics and mindsets: Old Board vs New Board - equality of strong opinions but keeps an open mind - Full time issue - neither side is right and distrust is across the board - need to bridge the gap - social media echo chambers - desire to keep an open mind.

Q#1 [Ted Pedzich / lot 379 & 108]: What motivated you (Penny) to run for the board?

Q:#2: [Ted Pedzich] asked about fiscal philosophy.

A#1: Penny's response: Motivation was a desire to represent new Owners - Clash (big or small) between pro and con on the full time issue

A#2: Infrastructure / investments. Already at the low end of Owner costs - supports increases in dues.

Q [Sandy Morgan / lot 117]: - sought clarity in Penny's statement about new owners not being represented by the current BOD.

A: The Board has an echo chamber of 40 - 50 people, and new Owners also have concerns and need to be heard - [Penny] not a contrarian - wants to provide new perspectives.

Q [Chris Thomas / lot 282]: Request to post Zoom Meetings on the Park's website.

A: Logistics of posting Zoom on websites is unknown, but supports Zoom at regular Meetings.

Q #1 [Zoom: Bev Quimby / lot 83] (perceived support of "old board controversy") - Can you serve the entire Community?

A: Interested in serving all Owners - has sided with the "old board" and "new board" - seeks moving forward.

**Candidate #2:** Terri Koller / self-introduction highlights: 1) Has friends on both sides. 2) Reach across the aisle. 3) Likes serving on the Board. 4) Believes that improvements are needed in the Park's fiscal responsibilities.

Q&A: No questions from the live audience. No questions from the Zoom attendees.

**Candidate #3:** Terry Lenhart / self-introduction highlights: 1) Shared details of WHP ownership. 2) Recently (semi) retired. 3) Believes the Park has turned around 4) Changes - Covid is no longer the issue that it was. 5) Pleased with performance and supports the current board - change is inevitable. 6) Supports feedback from homeowners. 7) Reserves are adequate. 8) Wants to experience more of the Park's operations.

Q&A: No questions from the live audience. No questions from the Zoom attendees.

\* Pat Heath reminded Owners to vote for just one candidate.

**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# 391:** Observations: Noticed metal caps missing from water shutoff valves - People still disposing brush in the Boatyard - Owners placing objects (signs etc) on the roadway.

**Lot# 282: Q:** Could proposed Amendments be included in the Election Ballot package?

**A:** By-laws limit voting on Amendments to in-person (at the Annual Meeting) only.

**Lot# 379:** Expressed gratitude for volunteers - Has concerns with virtual meetings - expressed value with in person voting and Meetings.

**Lot# 385: Q:** Is the number (70) needed to approve By-Law Amendments based on percentage?

**A:** Yes.

**Lot# 408: Q:** Is an ECC permit needed when replacing a gazebo canopy?

**A:** No.

**Lot# 354:** Commented on improvement in Meeting protocol where Open Forum precedes any vote taken by the Board - low turnout at Meetings - supports the current BOD - Pat Heath requested to put an end to the reference of one group vs another group.

**Lot# 234:** Explained that Boatyard dumping was photoed and posted on Facebook.

**Lot# 366: Q:** Sought clarity on Annual Meeting votes and being informed on proposed Amendments to the By-laws.

**A:** To date, a poll covered fire pits and golf carts / no vote - informed where to find the proposed Amendments.

**Lot# 433:** Commented on approval of proposed Amendment would give more power to Owners and restricts exclusion from the Board's decision making.

**Lot# 335:** Support for virtual (Zoom) Meetings and gratitude for Chris Koawl's help.

**Lot# 282:** Sought clarity on By-laws in person limit vs virtual voting.

Pat explained that Mr Almand's suggestion for virtual meetings and voting is not being considered for this year's vote on proposed Amendments to the By-Laws.

**Lot# 282:** Requested a financial Audit be done based on recent changes in the Park's accounting.

**Response:** Pat Health compared the work being done with Bergey&Co vs recent changes - Brian Fenstermacher reminded that an audit is mandatory every 3 years, per the Park's By-Laws.

## **Open Forum / Virtual (Zoom) Session:**

**Lot# 83: Q:** Is an ECC Permit needed when replacing a deck's planking?

**A:** Always best to fill out an ECC Permit.

**Lot# 003:** Commented favorably on tree removal projects - suggested that work be completed prior to starting a new list of requests for tree work.

**Janice responded:** Delays in tree removal and trimming is a result of issues with the tree removal company (including a challenge in hiring employees) - the work will be completed.

**Board Vote on Open Issues:** No votes were taken.

**Motion to Adjourn:** Pat Heath sought a motion for adjournment: Motion made by Jon Gilmore and seconded by Brian Fenstermacher. The meeting was adjourned at 11:30am by majority vote.

*Submitted by Secretary: Jon Gilmore 06/02/2022*

*Jon D Gilmore*