

# ENCHANTED FOREST PROPERTY OWNERS ASSOCIATION

## Board of Directors Meeting - Minutes

Saturday, December 1, 2018 – 10:00 am Clubhouse

- I) Call to order – President Tony Esson
  - a) The Pledge of Allegiance
  - b) Roll call of Board members – Laura Hart-Smith excused
  
- II) Public comment related to the Agenda
  - a) Approval of Agenda – Approved as presented
  
- III) Secretary’s Report – Brooke Joyner
  - a) Approval of minutes from September 29, 2018 – Approved as presented
  
- IV) President’s Report – Tony Esson
  - a) Work session after meeting to discuss pool
  - b) Business as usual
  
- V) Treasurer’s Report – Nancy Gregg
  - a) After paying mortgage - \$94,419.12
  - b) Money spent on insurance, payment to Sidocks, and propane
  - c) \$40,000 ahead of budget
  
- VI) Manager’s Reports
  - a) Business Manager – Sherice Esson
    - i) Done with small claims court for year
    - ii) Dues structure to remain the same as previous year - \$370 per lot w/\$25 discount first lot and \$45 discount on second lot if paid in full by March 1<sup>st</sup>
    - iii) Property owner had lien and filed bankruptcy, do we have to release lien? Need to contact a bankruptcy lawyer – Motion approved to pay for legal counsel, so we have information for the future.
    - iv) Complaint on lot 242 Erik Jackson – Motion approved to start discovery on foreclosure and possible options for removal.
    - v) Ron Lebourdias – had property surveyed and found that properties along back side of Sherwood Dr. have lost 20-50 feet of lot size.
      - (1) According to DNR survey was done wrong long ago – Sherice will send letters out to notify property owners.
    - vi) Minimum wage to increase \$0.75
  - b) Facilities Manager – Tom Hall
    - i) Lot 83 – started building a garage without our permission but is being taken care of.
    - ii) Lot that wanted sliver of neighbor’s lot ended up having to move whole house at cost of \$30,000

VII) Committee Reports

- a) Activities – Sherice Esson/Aimee Combs
  - i) Christmas Dinner tonight, New Years Eve pig roast, pancake breakfast, possible movie night
- b) Budget & Finance – Tony Esson/Nancy Gregg/Laura Hart-Smith
  - i) Meeting before next meeting
- c) Building & Grounds – Tom Jeffery/Tom Hall – covered under facility manager report
- d) Employee Relations – Ron Lebourdais/Chad Canda
  - i) Motion to approve year end Christmas bonus of \$750 for each Tom and Sherice and \$200 for Bill to be paid out before Christmas – motion carried
  - ii) Sherice to ask if gift cards are an option for Christmas Bonus’
- e) Military/Government Relations – Ron Lebourdais – no report
  - i) Tom found an article that military are attempting to change flight patterns in the summer

VIII) Old Business

- a) Pool Project update
  - i) Project moving along, loan on hold
- b) Craig Long #601 – garage variance – Motion to approve variance contingent upon painting of the concrete block and landscaping – motion carried
- c) Door Cards
  - i) Cost of roughly \$4,000 for system, cards and printer are additional cost
  - ii) Motion to approve obtaining a written estimate for door cards for presidents review – motion carried

IX) New Business

- a) Write offs – all are past owners who are out of state but will still go to collections
  - i) 1 person, lots 287/350 - \$494.48 each lot – motion carried to write off
  - ii) Lot 387 \$884.84 – motion carried to write off
  - iii) Lot 666 - \$991.75 – motion carried to write off
  - iv) Lot 298 - \$1,203.66 – motion carried to write off
  - v) Lot 89 – \$1,204.67 – motion carried to write off
  - vi) Lot 35 - \$2,166.55 – motion carried to write off
  - vii) Lot 562 - \$3,123.66 – motion carried to write off
- b) Sherice asked to make a list of write offs going forward to be approved all at once

X) Public Comments - none

XI) Motion to adjourn – approved at 11:50 am