

**ENCHANTED FOREST PROPERTY OWNERS ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**Saturday, April 30, 2016**

There was a moment of silence in honor of Vince and Judy Hurley who recently passed away; they lived for many years on Whisper.

- 1) The meeting was called to order at 10 AM by President Tony Esson. The Pledge of Allegiance followed.
- 2) Roll call of Board members showed: Members Present: Tony Esson, Ron LeBourdais, Nancy Gregg, Polly Buchanan, George Lienerth, Tom Jeffery, Tony Shaler, Fred Novack (Facetime), Laura Hart-Smith
- 3) The minutes from Feb. 22, 2016 were approved as distributed.
  - a) Topics for the next Lyric were reviewed and suggestions made.
  - b) The updated Member Directory is about to be published; all Board members should be listed. Residents were encouraged to update their information if details have changed; contact Sherice at the Clubhouse.
- 4) President's Report – Tony Esson
  - a) Information about oak wilt appearing in our neighborhood was shared; information about this tree fungus disease will be distributed at the Annual Meeting, July 2.
  - b) Dues refunds for 2014 have been mailed to residents with valid mailing addresses.
  - c) The new carpet in the basement looks great!
- 5) Treasurer's Report – Nancy Gregg
  - a) A \$212,793 current balance was reported; back maintenance dues currently owed us totals \$164,053. Much of this is expected to come in within the next month. Overall we are in good shape with our budget; our annuity is also making nice interest.
- 6) Managers' Reports
  - a) Business Manager – Sherice Esson (who was on vacation in NH) so report given by Polly
    - i) The current collection agency has not been real effective (Only 2 of 18 cases given to them have been collected) so Sherice wants to change to Mid-Michigan Agency. The 16 never collected will be given to the new company, along with about 24 others where we currently have judgments.
    - ii) Five new claims were filed last week; each owes us >\$2000.
  - b) Facilities Supervisor – Thomas Hall
    - i) Replacing the large black chandeliers from the great room was suggested.
      - (1) A newer fixture would have LED bulbs and would look more modern.

- (2) Some folks like the current chunky, black chandeliers; the shades are dark maroon and don't fit well on the newer LED lamps. Changing to "non-curly" LED bulbs will make the shades look better; lighter shades would improve overall appearance.
- ii) Several homeowners with very messy yards were reported to Tom who has then turned them over to Otsego County, who then comes out to assess the mess and take photos. The home owner then has 10 days to clean up the complaint, and if not... they will be fined by the County. If they don't pay in the given amount of time, a larger fine will be issued. Complaints can be turned in anonymously by residents.
  - (1) The abandoned house on Fantasy (at Legend) was discussed; we think it's been condemned but Sherice is checking on the status of this property. When condemned, the County can then come and secure the house which is now very dangerous.
- iii) New directional blue and white signs are all up throughout the community with newly painted posts... they look great!
- iv) Spring clean-up will begin next week. A large pine tree broke off at Wilson Park and requires major clean-up with some outside contracted help.
- v) The pool will be cleaned and ready to open on time for Memorial weekend.
- vi) An alternative brand of raft was reviewed as the Otter brand previously approved for purchase was discontinued; this one is cheaper and better and has all the features we want.
- vii) Window blinds for the east windows are in process and will be up by the annual meeting.
- viii) Collapsed baffles in the roof occurred over the winter; they have been fixed.
- ix) Hidden Isle Beach has major high water levels; the boat house is flooded so footings are likely rotting. Depth of beach sand (6" maybe) is very shallow. Raising up the boat house was suggested; it was not built high enough when considering the high water levels in that area.
  - (1) Check if a beaver dam has been built on one of the creeks and is contributing to the problem. Tom needs to walk around and check.
  - (2) Tom was asked to get estimates on the cost of sand to improve the beach area.

## 7) Committee Reports

- a) Activities – Sherice Esson via Polly – Scheduled activities were reviewed.
  - i) Pancake breakfast May 7<sup>th</sup> (first Sat.),
  - ii) Memorial Day activities were reviewed.
    - (1) Dumpster Day, Sat. May 26<sup>th</sup> (9 AM till full) with "dumpster sitters" scheduled.
    - (2) Pulled Pork Picnic Potluck, Sat. May 26<sup>th</sup> at 5:30 PM
    - (3) Memorial Day Ceremony, Monday, May 28<sup>th</sup> at 2 PM with light refreshments
- b) Budget & Finance – Tony Esson
  - i) Where to earn the best interest on the extra money we currently have was discussed.

- ii) Using the money to finish the outer three sides of the Clubhouse was suggested as a use for this money; Tony will create an exterior drawing of this and estimate the cost so the Board can discuss this option and residents can have input.
  - iii) Nancy will check on interest rates on savings accounts that would be available for this money.
- c) Building & Grounds – George Liernerth and Tom Hall
- i) The set-back variance request for the out-building request from Dave and Pam Atkins (Lot 498) was discussed; they already have an attached garage on their house. *Motion made to grant this variance; motion passed.*
  - ii) Concern for trees being cut on Lots 175-176 was discussed; Tom said he approved removal of dead trees for construction of a garage. It appears he is cutting live trees; Tom will follow-up and check.
  - iii) On east side of Fantasy, second house south of Marlette has strange things going on in the back yard; a motor cycle is hanging up in a tree! Trees have been removed and is a concern; Tom will check on this.
- d) Bylaws, Rules & Regulations – Tony Shaler and Laura Hart-Smith will chair this committee.
- i) Tom asked for wording clarification on “front of lot” designations for lake front properties. (The lake side is considered the “front” of the house.) Tony will talk to our lawyer; arrows on platted lots should indicate the front of the lot. Currently the wording is not clear for residents. We may need an interpretation of the Deed Restrictions in our Rules and Regs. Nancy will check what references she may have.
- e) Deed Restrictions – Fred Novack, Tom Jeffery
- i) The request was made for a Board work session before the next Board meeting. Sunday May 22 in the evening was suggested. Polly will contact Board members to confirm this meeting to determine a plan for updating deed restrictions. Our attorney, Mike Edwards may be invited to this meeting.
- f) Employee Relations – Ron LeBourdais – No report, all is well!
- g) Military/Government Relations – Ron Bourdais
- i) Several new commanders are in place and Ron is developing relationships with them; they would like to come to a future meeting to meet our residents. They can update us on new equipment they have for monitoring planes flying over Guthrie Lakes.
  - ii) Invite them to our June 4<sup>th</sup> meeting for a town hall with residents.
  - iii) The military will use our lake to do some water sampling on our lake; they will be using our docks for lake access. We would want to get a copy of the water quality report when they are done. Ron will check to see if they need the lake to be closed while they are doing the testing. Concern was expressed that our ground water and wells may be affected; if lake has good quality water, area wells should be ok. A vote

by email to the Board for approval to do this testing will be initiated by Ron through Tony.

h) Election Committee – Mary Kay LeBourdais

- i) The last real election was in 2012 because only three (or less than 3) people submitted resumes for the open positions; she encouraged residents to submit resumes by the due date of May 24<sup>th</sup>. Details will be published in the May Lyric. Ballots will go out June 1<sup>st</sup>, returned by June 24<sup>th</sup>. Election results will be announced at the Annual Meeting July 2<sup>nd</sup>.

8) Old Business

- a) Eleven pages of the revised Position Descriptions was circulated by Polly; Board members were asked to review their own descriptions, and make suggestions on others.
  - i) At the June 4<sup>th</sup> Board meeting, these will be reviewed and amended.
  - ii) Final approval will be done at the July 2<sup>nd</sup> Board meeting at the 9 AM meeting.

9) New Business

- a) Next meeting date was set for Sat. June 4<sup>th</sup> at 10 AM after the 9 AM Pancake Breakfast.
- b) July 2 meetings will be:
  - i) 9 AM – Last meeting of Current Board (Includes approval of updated EFPOA Position Descriptions)
  - ii) 10 AM – Annual Meeting
  - iii) First meeting of New Board after the annual meeting
  - iv) 3 PM Annual Picnic at Legend (adequate picnic tables there and at other parks was discussed)
- c) Custom made doors for the upstairs meeting rooms and an added closed-in storage area were discussed by Ron LeBourdais. Adjusting the upstairs handrail height after the extended step is installed was discussed. Tony will do a drawing for this renovation. Ron will get needed electrical permits. Ron and Tom will assemble a cost estimate for supplies and hardware for the next meeting so funding can be requested.

10) Motion to adjourn was made at 11:45 AM.

Current Board Members and Officers:

President: Tony Esson

Vice President: Ron LeBourdais

Treasurer: Nancy Gregg

Secretary: Polly Buchanan

Directors: Tom Jeffery, Laura Hart-Smith, George Lienerth, Fred Novack, Tony Shaler