

ENCHANGED FOREST PROPERTY OWNERS ASSOCIATION
Board of Directors Meeting Minutes –Last meeting of Current Board
Saturday, July 2, 2016 – 9 AM

- 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, Fred Novack, Laura Hart-Smith
Members Absent: Tony Shaler
- 3) The agenda was approved as amended by Board members.
- 4) The minutes from June 4 were approved as corrected.
- 5) President’s Report – Tony Esson
 - a) Discussion followed on Lot 489 (Kylie Lowshaw) back dues; she owes >\$3000. Attorney (Mike Edwards) is checking on the status of this and if we can recover any of this amount.
 - i) We may need to look for another lawyer; several Board members suggested names (i.e., Richard Edmonds who works for the VFW).
 - b) A need for a working sound system/microphone for the clubhouse was noted again. Sherice is seeking input on local vendors to see what we really need.
- 6) Treasurer’s Report – Nancy Gregg
 - a) Second debit card has been ordered as requested by the managers.
 - b) The current bank balance is \$197,572; expenses for summer months are always high but we are ok. Reports were circulated. Money is available to improve the clubhouse.
 - i) We are saving money on propane, electricity and insurance when compared to last year.
 - ii) A resident has requested to buy an EFPOA lot (Lot #130 on Sherwood) for \$50; Motion made to do this; motion passed.
 - iii) Barbara Grice died (Lot #207); owes \$1090 and is no estate. Son does not want it so went back to county. Motion made to write off this back dues amount; motion passed.
Complexities on collecting these types of fees was discussed.
- 7) Managers’ Reports
 - a) Business Manager – Sherice Esson
 - i) Reviewing a draft of “Lot Owner Information Form” was tabled for later discussion.
 - b) Facilities Supervisor – Thomas Hall – no report
- 8) Committee Reports
 - a) Activities – Sherice Esson – No report.

- b) Budget & Finance – Tony Esson – No report.
- c) Building & Grounds – George Liernerth
 - i) Bad holes in the driveway outside the clubhouse front door was noted by residents. It will be cold-patched this summer, or during the renovation of the exterior.
- d) Bylaws, Rules & Regulations – Laura Hart-Smith – No report.
- e) Deeded Restrictions – Fred Novack, Tom Jeffery
 - i) Wording to include in dues notices going out in Dec. was not discussed; our attorney has concern that changes implemented may bring more negative than positive results.
- f) Employee Relations – Ron LeBourdais – No report
- g) Military/Government Relations – Ron LeBourdais – No report

9) Old Business

- a) Updating the Positions Descriptions for Board officers and committee chairs will be discussed at the next meeting.
- b) Tony will ask attorney Mike Edwards for suggested wording to include in our building restrictions; need clarification on “front of the house” and “rear of the house” for lake lots. Then Rules & Regs. can incorporate this wording.

10) New Business

- a) Where to re-invest our “investment” was discussed; have 30 days to decide. Earned enough to pay fees. A motion was made to reinvest in the IUT as we did before; motion passed.
- b) Lighting replacements were requested by Ron; 12 units need to be changed in dining and library area for \$2000. Motion made to spend up to \$2000 for lights; motion passed.
- c) Selling row boats and canoes was discussed; Sherice has sole one rowboat for \$200 already. We have 4 row boats, and will keep one 12 ft and one 14 ft. Motion made to sell another row boat for \$200; motion passed. Money will be used to buy much needed kayaks. We will keep 2 rowboats and 2 canoes.
 - i) Motion made to sell four canoes to non-members for \$175, and \$125 to members. Motion passed.

11) Motion to adjourn was made at 10:48 AM.

Current Board Members and Officers:

President: Tony Esson

Vice President: Ron LeBourdais

Treasurer: Nancy Gregg

Secretary: Polly Buchanan

Directors: Fred Novack, Tom Jeffery, George Liernerth, Dave May, Tony Shaler