

**ENCHANGED FOREST PROPERTY OWNERS ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**Saturday, August 13, 2016**

- 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, Fred Novack, Laura Hart-Smith, Chad Canda  
Members Absent: Polly Buchanan (excused), Tom Jeffery (excused)
- 3) Agenda - The agenda was approved as distributed.
- 4) Minutes from July 2 (9 AM) Board Meeting were approved; minutes from July 2 (12:15 PM) were approved.
  - a) Revised/updated Position Descriptions for board positions and committee chairs were distributed (blue copies).
- 5) President's Report – Tony Esson
  - a) Taxes due from annuity interest were paid but we are still doing well on this investment.
    - i) Nancy will check on how a non-profit can avoid paying taxes on this in the future.
- 6) Treasurer's Report – Nancy Gregg
  - a) A review was given of our current balance, expenses to date and expected income from maintenance dues. Current collections in process were presented for both current and past owners.
  - b) Challenges being faced in changing collection agencies were explained.
- 7) Managers' Reports
  - a) Business Manager – Sherice Esson
    - i) Additional details on the collections process were presented.
    - ii) Two row boats have been sold so now have 2 remaining; two canoes have been sold. The purchase of kayaks/paddle boards will be held off till spring due to potentially moving the boat house.
  - b) Facilities Supervisor – Thomas Hall
    - i) Motion made to replace living room window for \$884 by Mr. T's glass; motion passed. Sending this bill to the military due to it causing the break was stressed and will be done.
    - ii) Bids for the external construction on the clubhouse were discussed and tabled.
    - iii) An improved sound system for the clubhouse is still in process; topic tabled.

- iv) Clarification on wording of needed building regulations will be sent to the Rules and Regs Committee to report back at the next meeting.

8) Committee Reports

a) Activities – Sherice Esson

- i) Pizza night was announced for that evening and initiation of the new pig roaster on Sept. 3<sup>rd</sup> at a “Pig and Corn Roast Potluck” event.

b) Budget & Finance – Tony Esson

- i) Things to consider for next year's budget suggested at the Annual Meeting included: installing solar panels on the clubhouse roof to heat pool water (Ron will have details on this project), having a solar cover over the pool to save heat, buying more picnic tables for our parks, and fixing up the basement for teens and youth.

c) Building & Grounds – Tom Jeffery – No report

d) Bylaws, Rules & Regulations – Fred Novack

- i) For the next meeting the committee is to propose wording for consideration in clarifying the definition of “confirm to” in regards to siding used on sheds. Other confusing wording experienced by Tom Hall are to be addressed with additional wording suggested for approval.

e) Employee Relations – Ron LeBourdais

- i) Held a meeting and there are no issues to address at this time.

f) Military/Government Relations – Ron LeBourdais

- i) Reports of military vehicles in the neighborhood have been reported; they were reported to Camp Grayling. If any military vehicles are noted in the neighborhood, report the date, time, location and details to Ron who will turn it in to Camp Grayling. The military in their security cars may be patrolling our neighborhood looking for their vehicles that should not be here.

9) Old Business

- a) The open board position was discussed considering the two names of residents who had volunteered; Pam Atkins and Brooke Joyner; both reviewed their backgrounds. A motion was made to appoint Brooke Joyner to the open Board position. (To complete the term of Tony Shaler through June 2017). *Motion passed.*

- b) First floor storage space for the large inventory of tables and chairs was discussed. Using 1/3 of the computer room was suggested but a layout drawing of a design is needed.

- c) Moving the boathouse after the summer season was discussed; tabled for now. Options of moving it versus building a new structure were discussed.

- i) Tom should get estimates on:

- (1) Moving the current building.

- (2) A new building with adequate space for all storage of boats, beach tables and chairs; ask that the estimates include a possible adjoining pavilion.
- d) Rules and Regs committee is to draft wording clarification for lake lots as to what “front of the house” really means, and where sheds are located. They are to come up with wording to present at the next meeting.
- e) Who we should use for our general attorney needs was discussed; the resume of Richard Edmonds was reviewed. A motion was made to replace Mike Edwards with Richard Edmonds. *Motion passed.*

#### 10) New Business

- a) The two bids (G Current for \$42,500, and Rick Rabideau for \$52,755) for renovating the exterior of the clubhouse were discussed. Concern for details included/presented in the bids was reviewed.
  - i) A motion was made to accept the architectural design from Anthony Esson Assoc. as the basis for requesting and awarding the bid. *Motion passed.*
  - ii) A motion was made to accept the bid from G Current for \$42,500. *Motion passed.*
  - iii) A motion was made to allow up to \$50,000 for the exterior clubhouse renovation to be done by G Current. *Motion passed.*
- b) Tony will write a letter to the building department, and will write a contract to use with this contractor.

#### 11) Public Comment

- a) Many trees are down on a Nottingham property that contains a rental home; perhaps a volunteer group could help remove the trees this Fall. Sherice is to contact the owner to ask them to clean it up first; it distracts from the neighborhood.
  - i) Neighbors helping neighbors should be stressed more often.
- b) Concern was expressed that the \$50 price for the lots EFPOA wants to sell is too cheap and a bad idea. The affect this has on the value of other lots listed for sale was noted.
- c) Yeah, rotten house on Fantasy is finally gone!
- d) Poor air quality during the recent Camp Garyling fire was discussed. The need for more interaction with the military, and their understanding of our concerns was expressed.

12) The meeting was adjourned at 11:45 AM.

#### Current Board Members and Officers:

President: Tony Esson

Vice President: Ron LeBourdais

Treasurer: Nancy Gregg

Secretary: Polly Buchanan

Directors: Fred Novack, Tom Jeffery, Laura Hart-Smith, Chad Canda, Brooke Joyner