

**ENCHANGED FOREST PROPERTY OWNERS ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**Saturday, December 3, 2016 – 10 AM**

- 1) The meeting was called to order at 10 AM by President Tony Esson. The Pledge of Allegiance followed.
  - a) A moment of silence followed in remembrance of Don Hart, a longtime Guthrie Lakes resident, and Jason Hoffman.
- 2) Roll call of Board members showed all members present.
- 3) The agenda was approved as distributed.
- 4) Committee Report – Military and Government Relations
  - a) Ron LeBourdais introduced three guests from Camp Grayling: Sargent Jeremie Mead, Lieutenant Colonel Tom Green, and Lieutenant Colonel Matthew Trumble
  - b) Tom Jeffery and Ron summarized past experiences with low fly-overs above our community and the need for additional monitoring equipment. No funding for monitoring equipment is available at this time.
    - i) Procedures for how pilots fly and approach the training area was discussed.
    - ii) Better monitoring of pilots following SOPs was suggested as an action.
    - iii) Immediate reporting of low flying aircraft to the base tower was requested; call: 989.354.6335. (This is a different phone number than used before!)
    - iv) More frequent meetings with EFPOA and Camp Grayling was strongly suggested such as twice per year.
    - v) Maintaining the water quality in the area was raised as an issue due to ammunitions that fall in to the ground; they reported that they test the area water often because they get their water from wells on their property. They will share their water test results; they've received awards for their water well quality. They have full-time water quality professionals on staff (John Hunt); he may be invited to the next Board meeting.
    - vi) Camp Grayling also offered to schedule staff people to come to our neighborhood during the busy training times to personally observe low flying aircraft from our point of view.
- 5) A motion was made to approve the minutes from the Oct. 1, 2016 as circulated.
  - a) It was agreed that a Lyric issue is needed in December; topics to include were suggested.
    - i) A Lyric is also needed in February to announce next election of officers.
  - b) Due to Polly Buchanan being out of state for the next 5 months, she has resigned as Board secretary. *A motion was made to accept her resignation, and have Brooke Joyner serve as interim secretary. Motion passed.*

6) President's Report – Tony Esson

- a) The clubhouse update was discussed with details on how progress is going.
- b) The location of our boathouse will be discussed later in the meeting.
- c) Ron bought up the recent leak in the front portico roof that needs to be repaired now.

7) Treasurer's Report – Nancy Gregg

- a) Our current balance is \$144,800 with a nice balance likely at the end of the year. More details on our income and expenses will be shared later in the budget discussion.

8) Managers' Reports

a) Business Manager – Sherice Esson

- i) Matt Mogle would like to have the clubhouse flagpole dedicated to Don Hart; he will pay for a nice plaque to be added. *Motion: To dedicate the clubhouse flagpole to Don Hart with an appropriate plaque paid for by Matt Mogle; details on plaque location, wording and design are subject to Board approval. Motion passed.*
- ii) Lot 489 was discussed and its back dues (\$3282.19); there is a current lean on the property. *Motion: Write off the full balance of \$3282.19 on Lot 489. Motion passed.*
- iii) Lot 97 was discussed; their bankruptcy removed all their debt. New owner is paying dues. *Motion: Write off \$1659.80 on Lot 97. Motion passed.*
- iv) Owner of 4 lots who is thousands of dollars behind was discussed; accepting less than the total owed was reviewed.
- v) An update on lot 443 was reviewed from the last meeting; Sherice will be filing a new lean with a new cost. The lot will go up for auction and then we get paid from that.
- vi) Lot 242 was again discussed; it has \$1100 in back taxes and about \$2700 in back dues. The parents paid the back taxes; now we can foreclose on it. We should try to collect on the back dues from parents first.
- vii) Dumpster "contract" was discussed; are using American Waste for the Clubhouse with no contract.
  - (1) Sherice is to call Area Waste to see about picking up large items (like mattresses) for the neighborhood; they will pick up one big item a month... but not tires.
- viii) Dues are being sent out to Board members again electronically early in January. Software to do it electronically for residents is being investigated; calculations are often confusing and are not standard for all residents. Asking our lawyer about any legal concerns in doing dues electronically is being investigated.

b) Facilities Supervisor – Tom Hall

- i) A new window (seal broken due to high noise levels of low flying aircraft) has been installed on the south side of the clubhouse; having the military pay for this is not firm... but pending. Should Ron check this?
- ii) Options for the front patio were discussed; paver stone vs. cement. *Motion: Use cement with mesh and swirls; up to \$1200 was approved for the project. Motion passed.*

iii) A storage closet added to the Clubhouse TV room was discussed. Estimates (\$650) were presented with diagrams. Motion made: *Spend up to \$1000 on the storage closet.* Motion passed.

## 9) Committee Reports

### a) Activities – Sherice Esson

i) Activities scheduled were reviewed. New Year’s Eve Pig Roast was noted that will begin at 6:30 this year. Folks can stay as long as they want to.

### b) Budget & Finance – Tony Esson

i) Finance Committee met recently; they compared 2014 vs. 2015 vs. 2016 budgets. For 2017, income was estimated as \$203,000; categories and amounts allocated were reviewed. Estimated routine expenses were suggested as \$162,500.

(1) Additional projects were discussed including the need for a new storage shed/garage/barn near the clubhouse, moving/replacing the boathouse, pool repair/replacement, or adding a pavilion at one of our parks. Including a short survey to get input from members with the next dues notice was suggested.

(a) At this next Annual Meeting, these various ideas will be presented to the members to get their input; also include an article in the next Lyric in February.

(b) Tony and Tom J. will draft short descriptions of these possible projects with pictures to include in the dues notices, requesting that members come to the Annual Meeting with ideas on preferences.

(2) Motion: *Accept the proposed budget from the Finance Committee.* Motion passed.

ii) Full dues rate is now \$370 per year. Motion: *For early payment by March 1, -25% (pay \$277), on second lot, -45% (pay \$203).* Motion passed. A note describing

### c) Building & Grounds – Tom Jeffery, Chad Chanda - No report.

### d) Bylaws, Rules & Regulations, Deeded Restrictions

i) The “30 days” limitation for neighbors responding to requested variances that was approved at the last meeting was also approved by Richard Edmonds, our attorney.

ii) Clarifications on use of superscripts inserted in past changes of The Building and Use document were reviewed.

(1) “Red changes” being proposed in the EFPOA Building and Use Restrictions document by the committee were discussed. (Note: Any superscripts 1, 2, 3, or 4 that are included in proposed changes are directly from the Deeded Restrictions and can not be changed by a Board vote.)

(2) Page 2 of 6 - Motion: *To change the current wording: “The construction of outbuildings or garages, prior to the construction of the primary resident is prohibited<sup>9</sup>” to “The construction of any structure prior to the construction of the primary residence is prohibited.<sup>26</sup>”* Motion passed.

(3) Motion made to rescind the current wording on page 3 of 6 that states: “Sheds must conform to the appearance of the residence and must be located so that they will not be considered an eye sore and be located to the rear of the residence, the side that faces the street shall be considered to be the front of the residence. All storage buildings must be approved prior to installation. <sup>12,24</sup>” to “Any detached structure (shed) under 150 square feet must conform in color to the appearance to the residence and must be located to the rear of the residence and be situated so as to minimize its visibility from the front of the lot. For the placement of sheds on lake front lots, rear of the property is interpreted as the side abutting the road. All sheds must be approved prior to installation.<sup>27</sup>” Motion passed.

(4) Check last meeting for superscript numbering.

(5) Page 4 of 6 – (Regulations for Enchanted Forest Lots 1-314)

(a) ~~Motion made to rescind current wording pg. 4 of 6: Any garage erected must confirm in appearance to the residence structure on lot and be attached to the building or to the rear of the rear of the residence.<sup>2</sup> The term “attached” means structurally attached and sharing at the foundation a common wall & roof between the garage and the residence, and “detached and to the rear” means behind the rear most wall of the residence on the adjacent side of the house to the garage construction.<sup>17</sup> Motion passed.~~

(b) Motion: Add this wording: “Any garage that is “detached” from the residence must be located to the rear of the residence and must match the exact color and material of the residence. The term “to the rear” means behind the rear most wall of the residence on the side adjacent to garage construction. All garages must be approved prior to installation.<sup>28</sup> Motion passed.

(6) Page 5 of 6 – (Enchanted Forest #2 Lots 315-537)

(a) ~~Motion made to rescind current wording pg. 4 of 6: “Any garage erected must conform in appearance to the residence structure on lot and be attached to the residence.<sup>3</sup> The term “attached” means structurally attached and sharing at the foundation a common wall and roof between the garage and the residence.<sup>17</sup>” Motion passed.~~

(b) Motion made to add this wording pg. 5 of 6: “Any structure in addition to the residence and attached garage (in excess of 150 sq. ft.) must match the exact color and material of the residence and be located to the rear of the residence. The term “to the rear” means behind the rear most wall of the residence on the side adjacent to the garage construction. Such structures are only permitted when the residence already has an attached garage. All structures must be approved prior to installation.<sup>29</sup>” Motion passed.

- iii) After extensive discussion and the passing of these last 4 motions on wording changes, these motions all included wording directly from the Deeded Restrictions that we can not change by a Board vote. Thus the following occurred:
  - (1) Motion made to “undo” all motions made at this meeting in regards to attached/detached structures. Motion passed.
    - (a) The Bylaws, Rules & Regs Committee will rework their proposed wording and bring proposed wording to the next Board meeting so that there is no violation of wording stated in the Deeded Restrictions. Their suggestions will consider making current wording more strict and clear for interpretation.
- e) Employee Relations – Ron LeBourdais
  - i) Ron stated that both managers are doing an excellent job and are well within all budget categories for operating expenses this year.
  - ii) Motion made: Give each manager a 3% raise this year. Motion passed.
  - iii) Motion made: Give both managers a \$750 year-end bonus. Motion passed.

10) New Business

- a) Summary of deforestation – Military may be able to get pine trees planted in that area.
- b) Water Quality – The military does regular testing; they have John Hunt on staff as an environmental professional. They are willing to share their water test results with us.
- c) Consider inviting Tristen Cole to our Annual Meeting.

11) Public Comment

- a) It was suggested that by complaining to the township about how deforestation will decrease our home values, and that it will also ultimately decrease the taxes paid to the township. This might be an approach worth pursuing.

12) Next Board meeting dates were set for:

- a) Sat. Feb. 18<sup>th</sup>
- b) Sat. May 6<sup>th</sup>
- c) Sat. July 1 – Annual Meeting

13) Motion to adjourn was made at 2:20 PM (the meeting was >4 hours long!)

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, Brook Joyner