

**ENCHANGED FOREST PROPERTY OWNERS ASSOCIATION**  
**Annual Meeting Minutes**  
**Saturday, July 2, 2016 – 10 AM**

Resident sign-in showed 69 members present representing 81 lots.

- 1) The meeting was called to order at 10:10 AM by President Tony Esson. The Pledge of Allegiance followed.
- 2) Roll call of Board members showed the following present: Tony Esson, Ron LeBourdais, Nancy Gregg, Polly Buchanan, George Lienerth, Tom Jeffery, Fred Novack, and Laura Hart-Smith, Chad Canda (incoming new director). Tony Shaler was absent.
  - a) George Lienerth was thanked for his past 6 years serving on the EFPOA Board.
- 3) The agenda was approved as circulated.
- 4) The minutes from July 4, 2015 were approved as read and corrected.
- 5) President's Report – Tony Esson
  - a) The Election Report was summarized; with only three openings and three resumes submitted, Nancy Gregg, Ron LeBourdais and Chad Canda assumed these positions by Board acclamation.
  - b) We have had a very positive year in EFPOA with much better management of our money and expenses to the benefit of EFPOA. Improvements have included new carpeting on the lower level, new dining room chairs and tables, new pool furniture, more folding chairs so none need to be rented in the future. A new swim floating platform was added to White Birch Beach, along with several inches of new sand. All signage in the neighborhood has also been replaced.
  - c) Options for future use of our surplus money will be discussed later in the meeting.
    - i) Finish remaining three sides of the clubhouse.
    - ii) Due to such high water levels in the lakes, our boathouse is under water; it needs to be moved or raised.
    - iii) Lack of main level storage space for extra tables and chairs at the Clubhouse is becoming an issue; where to locate a practical storage space needs to be explored.
  - d) A resident's concern was reported to Tony about a possible "conflict of interest" between him being the EFPOA President and Sherice as our business manager. The ERC functions as Sherice's supervisor so Tony has no direct supervision of Sherice; Tony asked for the opinions of others present. A strong positive applause for Tony's leadership on the Board was expressed by a large segment of the audience.

- i) Relevant to the law suit of Mike Morris against EFPOA, Mike Howe (Lot #188, 189, 190) expressed his discontent with past Board decisions.
  - ii) Mike made a motion that the EFPOA Board should pay back the legal fees incurred in the Morris law suit. There was no second to this motion.
  
- e) Regarding the presence of a “conflict of interest” between Tony as President, and Sherice as Manager, a roll call vote of all property owners followed. A “yes” response meant you wanted Tony to stay on the Board, a “no” vote meant you didn’t want Tony to stay on the Board because you believe there is a conflict of interest. With the following voting results, Tony will stay on the Board with strong support from the residents present.
  - i) Voting results: Yes = 61.5          No = 11          Abstained = 2 (See Att. A for details)
  
- f) Concern was mentioned from one resident on the business manager’s lack of respect shown toward him; this issue will be brought up with the manager and the Employee Relations Committee.
  - i) The majority of those in attendance expressed a very positive support for Sherice and her performance in the job.
  
- 6) Treasurer’s Report – Nancy Gregg
  - a) We have experienced savings in several areas of the budget this year such as added insulation in the Clubhouse so utilities (propane and electricity) have been reduced, and more effective insurance so our rates went down.
  - b) Our mortgage balance is now down to \$73,000.
  - c) The total of unpaid dues now totals \$159,000; currently 30 are being pursued by the collection agency.
  - d) Current lots owned by the county is 35; EFPOA owns 6. We get no dues from these 41 lots.
  
- 7) Activity Committee Report
  - i) Sherice reminded everyone about the Annual picnic potluck today at 3 PM at Legend. There will be a fish tournament July 23 and a Hawaiian Potluck that night.
  
- 8) Member Forum
  - a) Surplus money could be used for a solar cover for the pool or solar panels on roof.
    - i) We should investigate how a solar cover works, and how much it saves.
  - b) A fall dumpster day requested in addition to the spring one.
  - c) The boat house should definitely be fixed or moved.
  - d) Consider fixing up the basement for youth activities.
  - e) More picnic tables are needed; it seems the parks never have enough.
  - f) Finishing the three exterior walls of the clubhouse is a preference at a cost of about \$50,000. An exterior architect will be used for this project.
  - g) Congratulations to the Activity Committee on doing a GREAT pizza night!!!
  - h) We are building our own portable pig cooker to use for New Year’s Eve and other events.

- i) There was no EFPOA golf outing this year; it will be scheduled again next year.
- j) What's the deal with all the state land clear cutting nearby? Old growth forests need periodic cutting.

9) Motion to adjourn was made at noon; *motion passed*.

Next annual meeting will be Sat. July 1, 2017 at 10 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, Tony Shaler