

**ENCHANGED FOREST PROPERTY OWNERS ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**Saturday, February 18, 2017 – 10 am Clubhouse**

- 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 Lebordias, Nancy Gregg, Brooke Joyner, Laura Hart-Smith  
Members Absent: Tom Jeffery, Fred Novak, Chad Canda, Polly Buchanan
- 3) Agenda
  - a) The agenda was approved as amended: added to under new business A) appointment of elections committee
- 4) Secretary Report – Brooke Joyner; everyone given a copy of minutes from December 3, 2016 done by Polly Buchanan
  - a) Minutes as Drafted by Polly Buchanan – approved as written
- 5) President’s Report – Tony Esson
  - a) Soup Social was a success
  - b) Breach of Credit Card security – Tom Hall’s card cancelled and new card issued. Bank returned money to account.
  - c) Thursday night cards ongoing
- 6) Treasurer’s Report – Nancy Gregg
  - a) Reports circulated
  - b) \$188,000 in Chemical bank
  - c) Investment show \$35,000 – earning about \$800.00 per month
  - d) Hope to reduce loan balance to \$60,000 before redoing pool – paying \$1,000.00 per month
  - e) Dues collection in process – no court action going on at this time
- 7) Managers’ Reports
  - a) Business Manager – Sherice Esson
    - i) Dues – 669 payable lots – of that 309 lots paid in full before March 1, 2017 – 9 have paid for half year
      - (1) 26 accounts more than 2 years overdue
      - (2) 13 accounts are 2 years overdue – will be going to court after March 1, 2017
      - (3) 14 accounts are 1 ½ years overdue

- ii) Lot 169 – *motion to write off dues of \$1,774 as person is deceased and county owned*  
– motion passed
  - iii) Question by Tony Esson on Nathaniel Fanning lot about collection and adding fees –  
collections agency didn't think we could do that – talking with attorney – Sherice will  
follow up
  - iv) Per Sherice – bookcases for sale for \$25.00 each
  - v) Sherice now a notary public – *motion to reimburse Sherice \$75.00 for costs of notary*  
– motion passed
- b) Facilities Supervisor – Tom Hall
- i) Tom Hall injured his hand and there is a workman's comp claim
  - ii) Shed on property in an improper location – Tom spoke with homeowner of lot #240  
and is requesting he be given until the snow melts – Tony agreed
  - iii) Pool – estimate on complete replacement for July meeting
  - iv) Also for July meeting – boat house (shed) 2017, then in 2018 a barn at clubhouse,  
2019 pool replacement for powerpoint
  - v) Tony said the door replacement is on hold until the weather breaks
  - vi) Room near TV room will be finished.
  - vii) Ron asked about doors for upstairs
  - viii) Not required to get a permit for patio installation
- 8) Committee Reports
- a) Activities – Sherice Esson
    - i) Winter Fun Day today
    - ii) March 18, 2017 – Corned Beef for \$5.00
  - b) Budget & Finance – Tony Esson
    - i) No news
  - c) Building & Grounds – Tom Jeffery, Chad Chanda
    - i) Absent
  - d) Bylaws, Rules & Regulations, Deeded Restrictions – Fred Novack, Tom Jeffery, Laura  
Hart-Smith
    - i) New language under action items
  - e) Employee Relations – Ron LeBourdais
    - i) No Report
  - f) Military/Government Relations – Ron LeBourdais
    - i) Working with Lieutenant Colonel Green on funding for Marlette Rd – open issue
    - ii) Road Commission had vowed to move us up on the priority list (within next 2 years)

- (1) Road will cost \$325,000 per mile to make a Class A road
- iii) Question about military vehicles using Fascination – has been discussed many times – try to get a truck number as you get them turned around then let someone know.
  - (1) Also, asked if we could enlarge or brighten sign that says no military vehicles allowed – not really any use

9) Old Business

- a) Rules and Regulations – action on proposed amendments to Rules and Regulation
  - i) Page 2 of 7 – 2<sup>nd</sup> paragraph – motion to amend - original language “the construction of outbuildings or garages prior to the construction of the primary residence is prohibited”
    - (1) change to *“the construction of any structure prior to the construction of the primary residence is prohibited”* – motion passed
  - ii) Page 3 of 7 – 2/3 down – motion to amend – original language “sheds must conform to the appearance of the residence and must be located so they will not be considered an eyesore and be located toward the rear of the residence. The side that faces the street shall be considered the front of the residence. All storage building must be approved before installation.”
    - (1) Change to *“sheds shall be limited to 150 sq. ft. in size and shall be placed or constructed on a solid flooring consisting of a minimum ¾ tounge and groove OSB sheeting on treated wood 4 by 4 floor support or 4 in. concrete slab and shall be constructed with a rat wall 18 inches deep constructed of a minimum 1inch thick treated wood or 4-inch-thick concrete. Sheds must conform in color to the appearance of the residence and must be located to the rear of the residence and be situated so as to minimize visibility from the front of the lot. For placement of sheds on lakefront lots, the rear of the property is interpreted as the side abutting the road. All sheds must be approved prior to installation.”* – motion passed
  - iii) Page 5 of 7 – motion to amend language for clarification under Enchanted Forest #2 – *“Any structure in addition to the residence and attached garage, excluding sheds, must match the exact color and material and must 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 proposed construction. Such structures are only permitted when the residence already has an attached garage. All structures must be approved prior to installation.”* – motion passed
  - iv) Page 5 of 7 - motion to amend language for clarification under Enchanted Forest #3 – *“Any structure in addition to the residence and attached garage, excluding sheds, must match the exact color and material and must 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 proposed construction. Such structures are only permitted when the residence already has an attached garage. All structures must be approved prior to installation.”* – motion passed

10) New Business

- a) Appointment of Election Chairperson – motion to appoint Mary Kay and Kathy – motion passed
  - i) 3 vacancies this year Fred Novak, Brooke Joyner, and Tony Esson– 2012 was last complete election

11) Motion to adjourn was made at 10:56 am

Current Board Members and Officers:

President: Tony Esson

Vice President: Ron LeBourdais

Treasurer: Nancy Gregg

Secretary: Brooke Joyner

Directors: Fred Novack, Tom Jeffery, Laura Hart-Smith, Chad Canda, Polly Buchanan