

ENCHANGED FOREST PROPERTY OWNERS ASSOCIATION
Board of Directors Meeting Minutes
Saturday, May 6, 2017 – 10 am Clubhouse

- 1) The meeting was called to order at 10 AM by President Tony Esson. The Pledge of Allegiance followed.
 - a) Moment of silence as 4 members have recently passed.

- 2) Roll call of Board members:
Members Present: Tony Esson, Nancy Gregg, Brooke Joyner, Laura Hart-Smith, Chad Canda, Polly Buchanan, Fred Novak via facetime
Members Absent: Tom Jeffery, Ron LeBourdias

- 3) Public comment related to agenda:
 - a) The agenda was approved as distributed.

- 4) Secretary Report – Brooke Joyner; everyone given a copy of minutes from February 18, 2017 and approved as amended.

- 5) President’s Report – Tony Esson
 - a) New front doors are complete

- 6) Treasurer’s Report – Nancy Gregg
 - a) Reports circulated.
 - b) \$252,000 in bank account.
 - c) Carrying dues receivable at \$160,000
 - i) Making progress on some very old dues via collection agency and owner contact.
 - d) Lot 443 was facing foreclosure but has paid.
 - e) Considering companies that buy our debt:
 - i) One company in Troy, Mi is willing to look at our debt and provide an estimate as to what we could potentially collect.

- 7) Managers’ Reports
 - a) Business Manager – Sherice Esson
 - i) No report

- 8) Facilities Supervisor – Tom Hall
 - a) Beavers at Legend Park building large dam.
 - i) Need permission to have DNR issue a trapping permit; no board action required
 - b) Barn estimates:
 - i) 24x30x10 with 4” concrete floor is \$25,840
 - ii) 40x60x10 with 4” concrete floor is \$55,320
 - c) PA system estimates under old business

9) Committee Reports

- a) Activities – Sherice Esson
 - i) Paint and Sip if interested at 3-4 pm tonight
 - ii) Memorial Day weekend:
 - (1) Dumpster will be here Saturday May 27, 2017 and Salvation Army truck.
 - (2) Ron LeBourdais to head Memorial Day ceremony on Monday May 29, 2017 around 1-2 pm.
- b) Budget & Finance – Tony Esson
 - i) No Report
- c) Building & Grounds – Tom Jeffery, Chad Chanda
 - i) No Report
- d) Bylaws, Rules & Regulations, Deeded Restrictions – Fred Novack, Tom Jeffery, Laura Hart-Smith
 - i) No Report
- e) Employee Relations – Ron LeBourdais
 - i) Tom and Sherice are doing a great job.
- f) Military/Government Relations – Ron LeBourdais
 - i) Still trying to arrange a fly over with the military to get everyone on the same page.
 - ii) Ron is working with Robert Pallarito and the road commission to try and get us upgraded to a Class A road from Sherman Rd to Guthrie Lakes.

10) Old Business

- a) PA System – 3 estimates from Tom’s report:
 - i) Total Audio: Wired Mics \$2,588, Wireless Mics \$3,666
 - ii) Ascom North: Wireless Mics \$3,000
 - iii) Sound Planning: Wireless Mics \$3,130
 - (1) Motion to approve Ascom North for PA system – motion carried.

11) New Business

- a) Elections Report – Cathy Woolridge – 3 vacancies as Fred Novak, Tony Esson and Brooke Joyner are up for reelection – if interested in running must submit resume.
 - i) Shorted newsletter version of Lyric
- b) Sherice - Lot No’s: 582, 209, 384 (all same owner) – offer to settle delinquent account –
 - i) Lots now owned by other people and we took him to court and received a judgment of \$2,616 in October 2014, he paid \$1200 leaving a balance of \$1,416.
 - (1) In 2015 \$1,110 was added to balance to create a new balance of \$2,673 and of that amount \$1,992. He is offering to pay \$1200 to clear the debt. Motion made to accept the \$1200 as paid in full and carried.
- c) Sherice - Delinquent account write off all 4 lots now county owned and collection agency has said the prior owners are deceased for 1-3.

- i) Lot 123 – \$5,265 including interest/fees - \$1,151- 6 years or older must be written off - \$2,100 actual dues owed – Motion to write off \$2,100 for lot 123 – motion carried.
- ii) Lot 645 - \$4,394 including interest/fees - \$1,151 – old debt must be written off - \$1,550 actual dues – Motion to write off \$1,550 for lot 645 – Motion carried.
- iii) Lot 248 - \$2,079 including interest/fees - \$1,420 actual dues owed – Motion to write off \$2,079 – Motion carried.
- iv) Lot 191 – deed for new owner was never recorded - \$3,727 owing – Motion to write off \$3,727 – Motion carried.
- d) Locker room lights – Ron LeBourdais (Tony) - \$1,500 to upgrade locker room lights to LED fixtures. Motion to approve \$1,500 for locker room lighting – Motion carried.
- e) Sherice – Board has already approved patio out front with Tom doing it \$1,100 not including labor
 - i) Cement guy (name?) – Asking for \$3,000 to pour pad and finishing around edge – Motion to amend previous approval of \$1,100 to \$3,000 – Motion carried
- f) Invite Rep. Triston Cole to annual meeting? – Tom Jeffery – Not necessary as the meeting is for the members and Guthrie Lakes business.
- g) Clubhouse deck cleaning/staining – Chad Canda – deck maintenance needed and a matching color semi solid stain to be put on that would last 4-6 years. Motion to color stain the deck – Motion carried.

12) Public Comment:

- a) Bill Brownell Lot 157; curious of the status of the boat house, either moving or rebuilding? We are going to put up a shed on a pad, just waiting on a price.

13) Closed Session – Member disciplinary action. Motion to go into closed session – Motion carried.

- a) Motion to reenter open session – Motion carried
 - i) Action item – physical altercation between member youths – Motion to bar admittance to all EFPOA amenities to minor 1 and minor 2 who were involved in a physical altercation on clubhouse property in March 2017 until July 1, 2017 – Motion carried.

14) Motion to adjourn was made at 10:45 am

NEXT BOARD MEETING DATE:

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