

ENCHANTED FOREST PROPERTY OWNERS ASSOCIATION

Board of Directors - Meeting Minutes

Saturday, August 12, 2017 – 10:00 AM Clubhouse

- D) Call to order – President Tony Esson
 - a) The Pledge of Allegiance
 - b) Roll call of Board members – Secretary, Brooke Joyner
 - (1) Excused Ron Lebordias

- II) Public comment related to the Agenda
 - a) Approval of Agenda
 - i) Added item for October meeting
 - ii) Added under New Business: Water quality

- III) Secretary’s Report – Brooke Joyner
 - a) Approval of minutes from both 9 am and 12 pm July 1, 2017 meetings
 - i) 9am Meeting – changed #5 ii (c) changed “set” to “scheduled”.
 - (1) Under Letter C letter I: changed to meeting with Tom about variance request.
 - b) 9 am and 12pm minutes from July 1, 2017 approved as amended.

- IV) President’s Report – Tony Esson
 - a) No Report

- V) Treasurer’s Report – Nancy Gregg
 - a) Financially sound
 - i) \$186,000 after paying for clubhouse renovation.
 - ii) Investment is doing well.
 - iii) Arrears are at about \$128,000.
 - iv) With cash and investment, we have about \$225,000.
 - v) Balance on mortgage is down to \$64,000.

- VI) Manager’s Reports
 - a) Business Manager – Sherice Esson
 - i) Court date for 3 people on August 21, 2017.
 - ii) Court date for 5 discovery hearings on August 28, 2017.
 - iii) Another round of small claims going into court.
 - b) Facilities Manager – Tom Hall
 - i) We bought 4 new kayaks and 2 wake boards, one wake board is an adult and one is a child.
 - (1) Rack system is done and people are signing out after hours.
 - ii) New bridge by old boat house will be done in a couple of weeks.
 - iii) Hidden Isle has had many people driving through with golf carts and cars, so more posts have been put up to keep them out.

- iv) Had a group of side by sides went and tore up near the tennis courts so there have been chains and no trespassing signs put up.
- v) Beach sand needs to be brought in to cover up to the woods. Sand will need go around the playground equipment. Estimate is \$2,400.00 for everything.
 - (a) Motion passed to put in beach sand at White Birch Beach.
 - (2) Playground equipment is very outdated. Sherice brought up replacing the playground equipment at the clubhouse.
 - (a) Sherice considering applying for a Great Lakes Energy grant for equipment.

VII) Committee Reports

- a) Activities – Sherice Esson
 - i) LuLaRoe party
 - ii) Corn/Pig Roast on the Saturday of Labor Day. No pancake breakfast that weekend.
 - iii) Pizza Night August 19, 2017, and in September.
 - iv) Halloween party for the kids the Saturday before Halloween.
- b) Budget & Finance – Tony Esson
 - i) No meeting until a pool guy can get up to give an estimate.
 - ii) Sherice would like a decision about what discount will be for dues.
 - (1) Will be on the agenda for December 2, 2017.
- c) Building & Grounds – Tom Jeffery/Tom Hall
 - i) Messy yards – 4 or 5 have been turned into the county.
 - (1) None have been cleaned up yet.
 - (2) Discussion about an owner who purchases items from a repo company and has a full yard.
 - (3) Discussion about campers on property.
 - (4) Discussion about a home near the clear cut.
- d) Employee Relations – Ron LeBourdias
 - i) No report but meeting right after this meeting.
- e) Military/Government Relations – Ron LeBourdias
 - i) 45 people went to Northern Strike.

VIII) Old Business

- a) Pool Estimates
 - i) Still cannot get anyone up here until things slow down.

IX) New Business:

- a) Barn Bid Award.
 - i) Hagerman was at \$62,600 everything included and Tom/Glenn were at \$72,137 everything but permits. Barn should be completed by 3rd week of October.
 - (1) Motion to accept Hagerman's bid for the barn for \$62,600, motion passed.
- b) Ron LeBourdias leave of absence request.
 - i) Ron LeBourdias sent a letter requesting a leave from the board for 4 months (until January 2018) and have duties reassigned.

- (1) Motion to approve Ron's leave of absence, motion approved.
- c) Election of new VP (if needed):
 - i) Chad Canda nominated for Vice President – Chad accepted and motion passed.
 - (1) Also on the Employee Relations Committee.
 - (2) Military/Gov't relations role to be filled by Tom Jeffery with assist by Ron Lebordias.
- d) October meeting:
 - i) Need to change October 7, 2017 as Tony Esson has a conflict – Meeting changed to October 14, 2017.
- e) Water quality:
 - i) Fred reported on chemical in ground water near Camp Grayling that was discussed at annual meeting.
 - (1) 61 test wells and water is clean and no significant contamination in about 25 years of testing.

X) Public Comments

XI) Motion to adjourn

- a) Meeting adjourned at 11:35 am

NEXT BOARD MEETING DATE: October 14, 2017