

ENCHANTED FOREST PROPERTY OWNERS ASSOCIATION

Board of Directors Meeting – Meeting Minutes

Saturday, December 2, 2017 – 10:00 am Clubhouse

- I) Call to order – President Tony Esson
 - a) The Pledge of Allegiance
 - b) Roll call of Board members – Secretary, Brooke Joyner
 - i) Excused – Ron LeBourdias

- II) Public comment related to the Agenda
 - a) Approval of Agenda – add items to new business.

- III) Secretary’s Report – Brooke Joyner
 - a) Approval of minutes from December 2, 2017 – approved as amended.

- IV) President’s Report – Tony Esson
 - a) Business as usual.
 - b) Barn finished except for electrical.
 - c) Still working on pool estimate.

- V) Treasurer’s Report – Nancy Gregg
 - a) Final payment made on barn.
 - b) Exterior of clubhouse done.
 - c) Beach improvements finished.
 - d) \$87,767 in bank account.
 - e) Current bank loan is at \$62,000.
 - f) Arrears at about \$105,000 – reduction from \$106,000 from last year.
 - g) Should be about \$60,000 in bank to start after all expenses for year. Also, \$37,000 from investment so close to \$100,000 to go towards pool.

- VI) Manager’s Reports
 - a) Business Manager – Sherice Esson
 - i) No report
 - (1) Question from Barb Barclay at lot 347 – For those who leave for the winter, can dues be paid early? Once board reviews the maintenance fees, then you can pay.
 - b) Facilities Manager – Tom Hall
 - i) Auto flushers installed.

- VII) Committee Reports
 - a) Activities – Sherice Esson
 - i) Christmas dinner tonight.

- ii) Pig on New Year's Eve.
- iii) Back to business as usual.
- b) Budget & Finance – Tony Esson
 - i) 2018 Budget was reviewed and approved
- c) Building & Grounds – Tom Jeffery/Tom Hall
 - i) Still waiting on one variance request
- d) Employee Relations – Chad Canda
- e) Military/Government Relations – Tom Jeffery
 - i) Lt. Col. Green is gone.
 - ii) Captain Mayhew now responsible for what Lt. Col. Green used to do.

VIII) Old Business

- a) Pool Estimates – have heard nothing so attempting to find other contractors. We may have to look out of state
- b) Barn progress – discussed under president's report.

IX) New Business

- a) Review and approve 2018 budget – reviewed and approved under budget and finance.
- b) Bonus – separate bonus for long term employees.
 - i) \$1,500.00 approved to split between Sherice and Tom.
 - ii) \$250.00 approved for deserving employee.
- c) Review managers compensation for 2018 – raise of 3% for 2018 approved for each manager.
- d) Review maintenance fees for 2018
 - i) Approved for \$370.00 for the year per lot with \$25.00 discount if paid in full by March 1st and \$45.00 off each additional lot if paid in full by March 1st.
- e) Camera/Security system for boat house
 - i) Something is needed as property is being damaged.
 - (1) Possible trail cam? Battery operated? Solar Panel?
 - (2) Investigate possible solution.

X) Public Comments:

- a) Jim Hermon from lot 435 neighborhood downstate had a pool done and can ask for information.
- b) Barb Hermon from lot 435 has called the newspaper as they did an article on Guthrie Lakes. Now she's doing a story and would like to interview people who use DNR/State land. Concerned about fertilizer and things being used around the lake. Asked if we should have the lake tested?
- c) Polly asked to have all future meeting dates added to agendas.

XI) Motion to adjourn – meeting adjourned at 11:05

NEXT BOARD MEETING DATE: February 17, 2018