

ENCHANTED FOREST PROPERTY OWNERS ASSOCIATION

Board of Directors Meeting - Minutes

Saturday, September 29, 2018 – 10:00 am Clubhouse

- I) Call to order – President Tony Esson
 - a) The Pledge of Allegiance
 - b) Roll call of Board members – Excused: Tom Jeffery, Nancy Gregg, Fred via facetime

- II) Public comment related to the Agenda
 - a) Approval of Agenda – approved as amended

- III) Secretary’s Report – Brooke Joyner
 - a) Approval of minutes from July 7, 2018 (2 meetings)
 - i) 9am meeting approved as presented
 - ii) 12pm meeting approved as amended

- IV) President’s Report – Tony Esson
 - a) Business as usual

- V) Treasurer’s Report – Nancy Gregg (given by Sherice)
 - a) \$116,046 in bank account after paying off mortgage

- VI) Manager’s Reports
 - a) Business Manager – Sherice Esson
 - i) 5 cases in small claims and 3 more to go
 - (1) Garnishments and discovery hearings to start
 - ii) Write Offs –
 - (1) Glen Hartdesky-passed away, county foreclosed, and wife is in her 90’s so it is uncollectable; total owed is \$1,329.17-motion passed to write off
 - (2) Elk County Animal Shelter was deeded a lot and now foreclosed by county; \$1,175.04 owed-motion passed to write off
 - b) Facilities Manager – Tom Hall
 - i) Winterizing and removing docks.
 - ii) New projector installed and speakers to go up today

- VII) Committee Reports
 - a) Activities – Sherice Esson/Aimee Combs
 - i) Pancake breakfast Saturday, Trunk or Treat Oct. 27th, Hunters Stew, X-mas dinner, NYE pig roast
 - ii) Going to try to do movie nights
 - b) Budget & Finance – Tony Esson/Nancy Gregg/Laura Hart-Smith – no report

- c) Building & Grounds – Tom Jeffery/Tom Hall/Chad Canda
 - i) Do you have to split a lot, or can you buy a portion? What can be worked out with the neighbor? Will dues have to be paid on a portion? No action on our part unless something is presented. If only changing lot size, then no increase in dues.
- d) Employee Relations – Ron Lebourdais/Chad Canda
 - i) Meeting soon
- e) Military/Government Relations – Ron Lebourdais
 - i) Jeremy Mead communicating every week
 - ii) Marlette Rd to be redone in 2020 and changed to class A

VIII) Old Business

- a) Ted Williams Lots 467, 468, 469-variance follow up
 - i) Putting different siding on garage and house to be done to match the garage, to be completed by next summer
- b) Pool Project update – appraisal \$418,000 problem is DEQ is out 3-4 months on permit process so will have to push pool until fall of 2019
 - i) Get planning and design work in motion now
 - ii) Possible reuse of old boathouse roof as new pavilion at Jurassic Park

IX) New Business

- a) Craig Long Lot #601 – garage variance
 - i) More information is needed before decision is made
 - (1) Site plan to the road, draw drive to garage and where trees will be put
- b) Item from Sherice (possible)
 - i) Variances/Restrictions-possible new rule/regulation about imposing a fine
 - (1) Speak to lawyer about it
 - ii) Security Committee has fizzled out-Tom and Sherice should be enforcing rules
 - (1) Discussion about putting in system for door cards to enter the clubhouse to possibly expanded
 - (a) Motion to approve up to \$300 towards a written estimate on Door Cards-motion approved

X) Public Comments - none

XI) Motion to adjourn – motion passed 12:08pm