

**ENCHANGED FOREST PROPERTY OWNERS ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**Saturday, July 5, 2014 - 9 AM (before the Annual Meeting)**  
(Last meeting of the Previous Board)

- 1) The meeting was called to order at 9 AM by President Tony Esson. The Pledge of Allegiance followed.
- 2) Roll call of Board members showed all 8 members present; one open position exists.  
Members Present: Tony Esson, Ron LeBourdais, Nancy Gregg, Polly Buchanan  
George Lienenrth, Matt Mogle, Brian Wilson, Fred Novack  
Members Absent: none
- 3) Agenda
  - a) The agenda was amended to add VII.D under New Business – “Legend ramp access control”. The agenda was then approved as amended.
- 4) Approval of Minutes from May 3, 2014 were approved as amended.
- 5) President’s Report – Tony Esson
  - a) The pool is open and running; some motor maintenance challenges occurred but were handled and corrected.
  - b) The Morris court case continues; our attorney is working on this for us.
  - c) Lot 286 was returned to the owner who tried to give it to EFPOA.
- 6) Treasurer’s Report – Nancy Gregg
  - a) Currently we have \$152,000 in the bank; we are in better condition than last year at this time. Our spending has been closely monitored.
  - b) We have our first 5 small claims processed in the courts; we have received judgments on all 5 and we are accepting payment on two of them.
  - c) Garnishments will also begin on others who are behind in dues.
  - d) Foreclosures have been started on two homes with two others pending. Out-of-state owners create complications on collections due to different rules in each state, and sometimes having to be present to implement the process.
- 7) Committee Reports
  - a) Activities – Tony reported that attendance at the last pizza night was great; reactions were positive and 19 pizzas were made! The need for a new stove was noted and the 50:50 raffles going on will go toward this expense.

- b) Budget & Finance – Tony Esson reported that the budget levels are about as estimated; those expenses that are higher are explained like propane costs, and pool maintenance. In general, we are in good shape.
- c) Building & Grounds – George Liernerth reported some building is going on and Tom Hall has been monitoring this. The donated stain for the deck was discussed; it can be used on the new deck boards. Tom should check with the donor to make sure procedures are followed correctly.
  - i) “Neighborhood blight” and its presence was discussed; George had talked to the county about how to address residences that may violate this regulation. Residents can take neighbors to small claims court if they violate our Deeded Restrictions with too much “stuff and junk” in their yards. This would not be something addressed by the Board.
  - ii) Garages with tarp covers are a violation and two now exist. Do they need to come down? This topic needs further discussion.
- d) Bylaws, Rules & Regulations – Brian Wilson – No report
- e) Communications – Polly Buchanan – No Lyric needed at this time. The number of required newsletters per year will be checked. By having an up-to-date web site, the newsletters may be less essential.
  - i) Two handouts were distributed:
    - (1) 100 Foot Rule for Watercraft & Marine Safety, and
    - (2) Riparian Rights in MichiganPosting the “100 Foot Rule” brochure at the boat house was suggested; good idea!
- f) Deeded Restrictions – Fred Novack – No Report
- g) Election – Mary Kay LeBourdais submitted a summary report of their activities this year as a “non-election” year. Three persons submitted resumes for the 3 open positions so no election was needed.
- h) Employee Relations – Ron LeBourdais reported that the two managers are working out very well, beyond expectations. The ERC meets with them regularly either monthly or more often if needed.
- i) Military/Government Relations – Matt Mogle – No report now
- j) Security – Matt Mogle discussed the need for signs at all our docks about no overnight tie-up of boats on any our docks. Ask Tom to post this and discuss it at ERC.

8) Old Business

9) New Business

- a) The need to employ a seasonal contractor/electrician was discussed; as an employee he would be covered under our umbrella insurance liability policy. Ron LeBourdais (or any other qualified professional) could be paid by the hour which would allow him to recover the cost (\$400) of renewing this license. Motion: “The managers can hire a seasonal contractor/electrician on an hourly basis as needed for maintaining the clubhouse and amenities.” *Motion passed.* Position can be posted on the Clubhouse bulletin board.
  
- b) The topic of mowing the roadsides in our community was discussed. We don’t have the right equipment to do this; renting such a machine is costly. Hiring a contractor was also considered. Calling the Otsego County Road Commission to ask them to do it is also an option; this year we won’t get mowed till August. If we call earlier next year, they could try and mow us before the July Annual Meeting. Residents are used to having EFPOA mow the roadsides, so many are expecting it now. In many communities residents do mow their own roadsides. Motion: “Ask Tom to mow all the roadsides in EFPOA with any equipment available.” Motion failed – Yes = 0, No = 8

10) Motion to adjourn was made at 9:50 am.

Current Board Members and Officers:

President: Tony Esson

Vice President: Ron LeBourdais

Treasurer: Nancy Gregg

Secretary: Polly Buchanan

Directors: Fred Novack, Matt Mogle, Brian Wilson, George Lienerth