

ENCHANGED FOREST PROPERTY OWNERS ASSOCIATION
Board of Directors Meeting Minutes
Saturday, May 2, 2015 – 10 AM

- 1) The meeting was called to order at 10 AM by President Tony Esson. The Pledge of Allegiance followed.
- 2) Roll call of Board members showed:
Members Present: Tony Esson, Ron LeBourdais, Nancy Gregg, Polly Buchanan
George Lienerth, Matt Mogle, Fred Novack, Dave May
Members Excused: Brian Wilson
- 3) Agenda
 - a) The agenda was approved as amended.
- 4) Minutes from Feb. 14, 2015 were approved as corrected.
 - a) A copy of the Rules and Regulation 2015 with revisions that were previously approved by the Board were distributed to Board members (gold copy) and will also be posted on the web site.
- 5) President's Report – Tony Esson
 - a) No progress on the Morris law case so far.
- 6) Treasurer's Report – Nancy Gregg
 - a) Our arrangement with the credit bureau in Petoskey is working well so far; quarterly reports are sent from them to us and will be shared at the next Board meeting.
 - b) A request was made that the total amount of delinquent dues be reported at every meeting; Sherice will report this at all future meetings.
- 7) Old Business
 - a) Status on Chapman garage variance request (approved at last meeting) and notification of surrounding lots was reviewed. Tony needs to get clarification from our attorney on who (owners or Board) should notify surrounding lots owners of this request. Such variances are recorded with the county and stay with each lot as variances are approved.
 - b) Report from Insurance Review Committee – Ron
 - i) Amount of coverage (currently \$1.3 million) on the clubhouse was reviewed and a current assessment is being scheduled to determine if this is too high; an assessment will cost about \$500-\$600.
 - ii) Other suggestions for reducing coverage are being implemented by the managers.
 - iii) **Motion:** Allow up to \$600 for an assessment of the clubhouse. *Motion passed.*

- c) Review of Clubhouse Summer hours – Sherice
 - i) Confirm that last year’s summer hours worked well; will start Fri. May 22 of Memorial Weekend.
 - (1) Clubhouse M-T-W-Th 9 AM to 9 PM; Fri. & Sat. 9-10 PM; Sun. 9 AM to 6 PM
 - (a) **Motion:** Approve these hours for this year. *Motion approved.*
 - (2) Boathouse Th-F-Sat noon to 6 PM; equipment check out other times by request at Clubhouse.
 - (a) **Motion:** Approve these hours for this year. *Motion approved.*
- d) Basement carpet squares purchased for basement (1600 sq. ft. needed) – Tom
 - i) Hold on this until next winter; what we want for a discount price is not available for the price we want. Tom will continue to watch prices.
 - ii) Are other sources but they cost more but do have more color choices.

8) New Business

- a) Steve McQueen (Lot #578) request for a garage variance – Tom
 - i) The owner’s sketch of request was reviewed for a detached garage that would save money and reduce the number of trees cut down. He is within county set-back rules, but needs a variance for our regulations. Wait on this until owner can present his case to the Board at a future meeting.
- b) Review of dock extensions requested by Tom due to high water levels being experienced.
 - i) **Motion:** Approve \$200 for needed for 2 dock extensions. *Motion approved.*
- c) New attorney for EFPOA
 - i) Tony reviewed that Kirk Yodzevicis, our previous attorney, has new professional responsibilities and will not represent us in the future.
 - ii) The Board met with Mike Edwards, a local attorney, to determine his “fit” with our needs; his rate is about 65% less than we’ve been paying. No contract or retainer is required.
 - iii) **Motion:** Use Mike Edwards for future EFPOA legal advice. *Motion passed.*
- d) Purchase 3 inch gas pump rather than rent one annually which is used annually in the spring to drain the pool. Can buy one of the right size for \$500.
 - i) **Motion:** Approve up to \$500 to purchase a trash pump for the best possible price. *Motion approved.*

Ron and Polly left.

9) Managers' Reports

a) Business Manager – Sherice Esson

- i) Currently clubhouse uses Direct TV as provider for \$199/month which is costly. Suggest changing to cheaper package and consider Dish. TV is seldom used.
(1) **Motion:** Sherice can shop for cheaper TV service and package with Board approval. *Motion passed.*
- ii) Prices for propane for coming year was discussed; be aware of pending price changes until Sherice gets all the new prices from all vendors which will happen about the end of June.
- iii) Regarding Lot 496 – Owner asked if we would waive interest charges (\$185.82) if they pay in full which is \$1505?
(1) **Motion:** If owner pays \$1505 by May 19th (her court date), we will drop the \$185.82 interest charges. *Motion passed.*
(2) Regarding Lot #271 – Owner died; relative who inherited it wants to give it back.
(a) No decision made.
(3) Lots owned by EFPOA – Discussion followed on how to “sell” these lots.
(a) Suggest giving them away (or for cheap price) with ads locally.
(4) Dumpster Day (Memorial Day Sat) – Sat. May 23
(a) Frustrations experienced last year were discussed.
(b) Cost to rent dumpsters of various sizes was reviewed.
(c) **Motion:** Rent a 40 yd. dumpster this year. *Motion did not passed.*
(d) **Motion:** Rent a 30 yd. dumpster this year. *Motion passed.*

b) Facilities Supervisor - Tom Hall

- i) Reviewed key items on is Manager's Report.
(1) Replacement of broken walkway at Dorthea's Walkway was discussed.
(2) It was suggested to consider a permanent culvert there covered with dirt/grass to replace the walkway. The actual need for the walkway was noted.
(3) **Motion:** Tom should build a new walkway and pull it out of the way to avoid snowplow damage during winter months. Yes – 6, No – 1 - *Motion passed.*
- ii) Legend Park drop off down to beach was discussed as a hazard and how this situation could be changed for better resident use. Tom will check with DNR about our options and will bring ideas back to the Board. Moving the swing set was noted.

10) Committee Reports

a) Activities – Sherice Esson

- i) Memorial Day events were reviewed.
- ii) Relay for Life was noted and the activities involved.
- iii) Guthrie Lakes garage sale was noted as a possibility

b) Budget & Finance - Tony Esson

- i) All is fine for now.

- c) Building & Grounds - George Lienerth
 - i) Vacant lots with broken trees from storm make whole neighborhood look terrible. What can we do? Approach owners to see if they would let those who want or heat with wood to come cut up downed trees for free.
 - (1) Can we contact these owners for permission? No liability since we aren't involved.
 - (2) Ask Sherice to put a note about this on the web site.
- d) Bylaws, Rules & Regulations - Brian Wilson – No report.
- e) Communications - Polly Buchanan – No report.
- f) Deeded Restrictions - Fred Novack, Dave May –
 - i) Have discussed with new attorney about including a “ballot” in the next dues mailing asking for their approval of a change in the Deeded Restrictions wording regarding requirements on changing future Deeded Restrictions wording.
- g) Election Committee – Co-Chairs: Mary Kay LeBourdais, Cathy Wooldridge
 - i) There are 3 openings on the Board. Cathy encouraged residents to send in resumes by May 26th due date.
- h) Employee Relations - Ron LeBourdais – No report.
- i) Military/Government Relations - Matt Mogle
 - i) Summer training activities will be picking up; some meetings with Grayling have been occurring with Matt, Don and Ron. Matt has met our state representative in Lansing who lives in Mancelona and he may be helpful with future complaints about low flying aircraft.
- j) Security - Matt Mogle – No report.

11) Meeting adjourned at 11:29 AM (Thanks Matt!)

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, Dave May