

ENCHANTED FOREST PROPERTY OWNERS ASSOCIATION

Board of Directors Meeting Minutes

Saturday, February 13, 2021 – 10:00 a.m. Clubhouse

- I) Call to order – President Tony Esson
 - a) The Pledge of Allegiance.
 - b) Roll call of Board members: Tony Esson, Chad Canda, Laura Hart-Smith, Glenn Fielder, Aimee Combs; Brooke Joyner, Fred Novak, Tom Jeffery, Jim Herman Excused.

- II) Public comment related to the Agenda.
 - a) Motion to approve Agenda.
 - b) Motion approved.

- III) Secretary's Report-Laura Hart-Smith
 - a) Approval of December 12, 2020 meeting.
 - b) Approval of Minutes from December 12, 2021 meeting.

- IV) President's Report – Tony Esson
 - a) Clubhouse has been back open for two weeks with hardly any visitors. Discussion of changing hours if traffic does not pick up.

- V) Treasurer's Report – Brooke Joyner
 - a) Close to half of the fees for 2021 have been paid.

- VI) Manager's Reports
 - a) Business Manager – Sherice Villeme
 - i) Clubhouse is closed due to Covid order from the Governor basing our closing on restaurant closings.
 - ii) Frontier internet will be available by the end of March.
 - iii) Possibility of incorporating QuickBooks to email fees bill and property owner will be able to pay online.
 - b) Facilities Manager – Tom Hall
 - i) Heating exchanger was changed out for the pool.
 - ii) Some tile has been fixed and some is on order to be fixed.

- VII) Committee Reports
 - a) Activities – Sherice Villeme/Aimee Combs
 - i) No activities. When restaurants open, we can open for food-related activities.
 - b) Elections – Glenn Fielder
 - i) Board discussed the revisions made and that need to be made to the election requirements.
 - c) Budget & Finance – Tony Esson/Brooke Joyner

- i) Loan is finalized with bank.
- d) Bylaws, Rules & Regulations and Restrictions – Fred Novak/Tom Jeffery/Tom Hall
 - i) No report.
- e) Building & Grounds – Tom Jeffery/Tom Hall/Chad Canda
 - i) Tom is aware of two potential property owners wanting to build garages. Waiting on paperwork.
- f) Employee Relations – Chad Canda/Glenn Fielder
 - i) Everyone is doing well.
- g) Military/Government Relations – Chad Canda/Sherice Villeme
 - i) No report on military relations.

VIII) Old Business

- a) Election changes

IX) New Business

- a) Motion approved for December 12, 2021 meeting as written.
- b) Motion approved for December 12, 2021 minutes as amended.
- c) Previous lot owner of 386, to be served for past dues. Not in good standing even though purchased new home in association.
- d) Board will wave interest on lot 552. The remaining full amount is due. Lot 546 (the mother's lot) stopped being paid on. Not sure if it would be worth foreclosing on. Board will make motion once lot owner decides how he is going to handle the situation.
- e) Motion approved for a camera system for the clubhouse dumpster and for an enclosure to be built for the dumpster to be contained in.

X) Public Comments

- a) No public comment.

XI) Motion to adjourn

- a) Motion approved.