

DRAFT ENCHANTED FOREST PROPERTY OWNERS' ASSOCIATION
Board of Directors Meeting
Saturday, December 11, 2021

Call to order - President Tony Esson

- A) The Pledge of Allegiance
- B) Roll call of Board members - All members present

Public comments related to the agenda - None, agenda approved unanimously

Secretary's Report - Approval of minutes from October 16, 2021

- A) Spelling corrections
- B) Minutes from July 4, 2021 meeting still needed

President's Report - Tony Esson

- A) Discussion of what should be included in letter about rules to membership, to be composed by Sherice
- B) County doing an inadequate job in plowing our streets. They will be contacted.

Treasurer's Report - Glenn Fielder

- A) \$68,190.90 in checking account, \$40,071.05 in rainy day fund and \$47,000.00 from net income

Manager's Report

- A) Sherice Villeme - The clubhouse is seldom used during the week. Discussion on how we can encourage more use of the facility. Brief discussion a potential lot owner wants to build on Nottingham. There are no deed restrictions on the structure he wants to build.
- B) Tom Hall - VFW asked if we could store their trailer until May in our pole barn. A motion was made to allow this as long as they provided a release stating that we are not responsible for any damage that might occur to the trailer. Passed unanimously.

Committee Reports

- A) Activities - Sherice Villeme/Aimee Combs - Reminder of the Christmas Potluck dinner tonight in the clubhouse. Board agreed that a New Years Eve steak dinner be held in the clubhouse.
- B) Budget & Finance - Glenn Fielder/Tony Esson - Discussion on the establishment of a maintenance fund in the budget.
- C) Building & Grounds - Tom Jeffery/Tom Hall - Nothing to report.
- D). Bylaws, Rules & Regulations, Deeded Restrictions - Fred Novack/Tom Jeffery/ Tom Hall - Nothing to report
- E) Employee Relations - Chad Canda/Glenn Fielder - Discussed cost of living and bonuses for association employees.
- F) Military/Government Relations - Chad Canda/Sherice Villeme - Discussion on inviting military and DNR representatives to come and speak to the membership.

Old Business - After discussion, it was moved and passed unanimously to purchase a new 2022 3/4 ton Ram truck, financed for six years. It was also moved and passed by the entire board to purchase a new plow for the truck using cash on hand.

New Business

- A) Sherice has had issues with Huntington Bank and asked if we could switch to Community Credit Union. After discussion, it was moved and passed by all board members to establish an account at the credit union.
- B) The proposed budget was discussed in detail followed by a motion to approve the 2022 budget as amended, which was passed unanimously.
- C) Maintenance fees and discounts were discussed for 2022, and it was unanimously decided to maintain the same payment schedule as we had in 2021.
- D) It was moved and passed unanimously to give a 3% salary increase, plus a \$1200 bonus to each of the two managers. It was also moved and passed by the entire board to provide the managers with \$250 to give bonuses to part time employees at their discretion.
- E) Discussion of the HOA Legal Report Card compiled by Hirzel Law at the request of the EFPOA Board of Directors. It was decided there would be benefit in having one of their lawyers come out and meet with us to help develop a strategy for improving our bylaws, rules & regulations, and deeded restrictions. Sherice will contact them and see if we can arrange this meeting.

Public Comments - None

Motion to adjourn - Motion carried unanimously.