

ENCHANTED FOREST PROPERTY OWNERS ASSOCIATION

Board of Directors Meeting
Thursday, May 11, 2023 -6:00 pm Clubhouse

- I. Call to order - President Tony Esson
 - A. The Pledge of Allegiance
 - B. Roll call of Board members. All present except Aimee Kennedy and Chad Canda
- II. Public. Comment related to the Agenda.
 - A. Approval of Agenda. Approved unanimously.
- III. Secretary's Report
 - A. Approval of minutes from 12/2022. Remove word Agenda from Draft. Approved.
- IV. President's Report
 - A. Led a discussion of spraying and the high cost being charged. Many are buying their own equipment. Aimee Kennedy is resigning from the Board.
- V. Treasurer's Report
 - A. There is presently \$168,778 in checking and \$39,289 in the Rainy Day Fund. Report was approved unanimously.
- VI. Managers' Report
 - A. Business Manager - Sherice Villeme. Dumpster Day is the Saturday of Memorial Day Weekend. Each dumpster costs \$856.25 and it was decided to have two available to the membership. She brought up a discussion of use of a credit bureau, which she felt was not going to work out. Finally, she discussed members behind on their dues for this and previous years. Explained what she was doing to bring these members up to date on dues.
 - B. Facilities Manager - Tom Hall. All docks will be put in tomorrow, May 12, 2023. Pool to be opened soon, depending on the weather. All of the parks have been sprayed for mosquitoes and ticks. In the next couple of weeks, dead trees on Association property, particularly Legend Park, will be removed. He received a call back from the State Police concerning the incidents with the portapotty last year. There have been no further incidences to date.
- VII. Committee Reports
 - A. Activities - Sherice Villeme/Aimee Kennedy. Summer hours for the Clubhouse will begin Memorial Day Weekend. During the winter, the clubhouse, with the exception of several birthday parties was barely used. We need to look at that in the near future. Saturday of Memorial Day weekend there will be a chicken BBQ.
 - B. Budget & Finance - Tony Esson/Glenn Fielder. Discussion of dues increase in New Business.
 - C. Building & Grounds - Tom Jeffrey/Tom Hall. There are several new structures going up in the neighborhood.
 - D. Bylaws, Rules & Regulations - Fred Novack/Tom Jeffrey/Tom Hall. Brief discussion of ongoing status.

- E. Deeded Restrictions - Fred Novack. No report.
 - F. Employee Relations - Chad Canda/Glenn Fielder. No Report.
 - G. Military/Government Relations - Chad Canda/Sherice Villeme. EGLE has begun the testing of wells on the east side of the lake. The DNR rejected Camp Grayling's request to expand onto more state land. However, the DNR has said it will further evaluate the request.
- VIII. Old Business. Tom Jeffrey reported that signs are being made for the military that will be placed on Marlette Road in both directions and will soon be installed
- IX. New Business.
- A. Glenn Fielder suggested changing election rules that would permit a candidate for the Board of Directors to remove themselves from the roll of candidates by removing their resume from consideration, and upon approval of the Elections Chairperson. Moved, supported and passed unanimously.
 - B. Aimee Kennedy has presented her resignation from the Board of Directors, which creates a one year vacancy on the Board.
 - C. A variance for Lots 20-21 by Doug Six for the construction of a barn on these lots. Moved to support the variance, seconded and approved.
 - D. Jen Allen offered to withdraw her resume for election to the Board. Since a new needed to fill the remainder of Aimee Kennedy's position, Jen volunteered to fill Aimee Kennedy's position and was unanimously approved as a new Board member for the remainder of Aimee's term.
 - E. It has been determined by the Board that an increase in dues is required to keep the quality of the facilities owned by EFPOA, and make any necessary improvements required. Dues have not kept up with the Consumer Price Index, since it has been a number of years sine dues have been increased. This led to an extensive discussion of how much dues should be increased, especially since dues can only be increased by the Board every five years. The consensus was to raise dues by \$100 per year with further discussion of how much to reduce dues for early payment each year. This discussion will continue at the next Board meeting in June, with the plan to present our proposal to the membership at the Annual Meeting in July.
- X. Public Comments. None
- XI. Motion to adjourn. Passed unanimously.