

## ENCHANTED FOREST PROPERTY OWNERS' ASSOCIATION

Board of Directors Meeting

Thursday, October 19, 2023 - 6:30 pm Clubhouse

- I. Call to order - President Tony Esson
  - A. The Pledge of Allegiance
  - B. Roll call of Board members - All present with Glenn Breuhan via FaceTime
- II. Public comment related to the Agenda
  - A. Approval of Agenda. Moved, supported and passed unanimously
- III. Secretary's Report
  - A. Approval of minutes from July 1, 2023, 9:00 & noon meetings - passed unanimously with corrections.
- IV. President's Report - Tony Esson
  - A. Brief discussion of upcoming budget decisions dealing with dues and salary decisions by the Board in the December meeting.
- V. Treasurer's Report - Glenn Fielder
  - A. We presently have \$38,851 in the Rainy Day Fund and \$108,000 in checking there was a discussion of investing in a 9 month CD and moving some checking money to a savings account.
- VI. Manager's Report
  - A. Business Manager - Sherice Villeme. She reported that she had a discussion with the lawyers about the Bylaws. They said these had to be completely reworked, which would be difficult to do, since it required a vote of 2/3 of the total membership to enact changes. It was stated though that we had the authority to clarify deeded restrictions as long as they did not restrict the membership.
  - B. Facilities Manager - Tom Hall. Everything is shutdown and winterized. There is no new construction planned at this time. He said valves in the pool are going to need to be replaced. He will try to work on them to get them to continue working, but they will eventually have to be replaced at a cost of about \$400. The horse swings have been repainted by Melissa Warner and will be put up in the spring.
- VII. Committee Reports
  - A. Activities - Sherice Villeme/ Aimee Kennedy. Aimee can no longer serve on the committee and Jen Allen volunteered to take her place. There will be large screen set up in the clubhouse to watch the Michigan/Michigan State game. Reminder about date and time for Trunk and Treat.
  - B. Budget & Finance - Tony Esson/Glenn Fielder. Financially in good shape. We have a good handle on propane usage, though costs keep rising. We are going to have look at replacing the parking at the clubhouse.
  - C. Building & Grounds - Tom Jeffrey/Tom Hall. No report
  - D. Bylaws, Rules & Regulations - Fred Novak/Tom Jeffrey/Tom Hall. No report
  - E. Deeded Restrictions - Fred Novak. No report
  - F. Employee Relations - Chad Canda/Glenn Fielder. No report
  - G. Military/Government Relations - Chad Canda/Sherice Villeme. Signs will be put up soon by Camp Grayling concerning military traffic in our area once military has formal approval.
- VIII. Old Business. None

- IX. New Business. There was a lengthy discussion on whether or not the Clubhouse should be closed four months in the winter. It would still be available for special usage but not having it opened on a daily basis would save approximately \$22,000. Phone and computer would be transferred to Sherice's home. This will be an ongoing discussion, since no consensus could be reached on the issue. The idea will be looked at again at the December meeting.  
It was further decided that we needed a new committee was needed to look into capital improvements. The Capital Improvement Committee will have Jen Allen/ Jim Herman and Sherice Villeme as members.
- X. Public Comments. None
- XI. Motion to adjourn. Moved and approved.