

ENCHANTED FOREST PROPERTY OWNERS' ASSOCIATION
Board of Directors Meeting
Thursday, December 7, 2023

- I. Call to order - President Tony Esson
 - A. The Pledge of Allegiance
 - B. Roll call of Board members - All present with Fred Novack via FaceTime.

- II. Public Comment related to the Agenda
 - A. No comments. Agenda approved unanimously

- III. Secretary's Report - Jim Herman
 - A. Approval of minutes from October 19, 2023. Minutes approved unanimously with corrections.

- IV. President's Report - Tony Esson
 - A. President's report deferred to New Business.

- V. Treasurer's Report - Glenn Fielder
 - A. Treasurer went over current finances. Details provided in printed report.

- VI. Managers' Report
 - A. Business Manager - Sherice Villeme. Passed out and discussed Customer Balance Summary.
 - B. Facilities Manager - Tom Hall. Reported he was able to replace pool valves.

- VII. Committee Reports
 - A. Activities - Jen Allen/Sherice Villeme. It is still to be determined whether there will be a Children's Christmas Party this year. The New Year's Eve party will be Saturday, December 30, 2023 in the Clubhouse.
 - B. Budget & Finance - Tony Esson/Glenn Fielder. There will be resetting of some budget items during New Business.
 - C. Building & Grounds - Tom Jeffrey/Tom Hall. No report.
 - D. Bylaws, Rules & Regulations - Fred Novack/Tom Jeffrey/Tom Hall. No report.
 - E. Deeded Restrictions - Fred Novack. No report.
 - F. Employee Relations - Chad Canda/Glenn Fielder. Tabled for New Business.
 - G. Military/Government Relations - Chad Canda/Sherice Villeme. Road signs to be installed soon.
 - H. Capital Improvements - Jen Allen/Jim Herman/Sherice Villeme. A survey to be created that will let the Board know the priorities of the membership for future projects in EFPOA.

- VIII. Old Business.
 - A. It was discussed, moved and passed unanimously, in two separate votes, to change clubhouse winter hours on Fridays to 10:00AM-5:00PM, and Saturdays to 10:00AM-5:00PM.
 - B. Great Lakes Energy internet installation. Tom Jeffrey reported that members interested in Midstream's high speed internet need to formally sign up in mid February and construction should begin sometime in October, 2024.

- IX. New Business
 - A. Camera & Conference Speakers. We need to look at making it easier for Board members attending meetings remotely to participate in discussions. Sherice has done some research into the cost to acquire appropriate equipment and the interface to use. A good camera costs approximately \$90 and appropriate sound system about \$140. Sherice will put together a proposal for the next Board meeting.
 - B. 2024 Budget. The 2024 Budget was discussed and adjustments were made as to cost on several Individual line items. Upon completion of those adjustments, it was moved and passed by all Board Members.
 - C. Managers' Bonuses. It was moved and passed unanimously to give them each a bonus of \$1300, plus an additional \$500 for discretionary funds as part time employee bonuses.
 - D. Managers' Salary. It was moved and passed unanimously to increase the managers' salary to \$57,750 to be split evenly between them.

- E. 2024 Maintenance Fee Discount. After much discussion, it was moved and passed unanimously to give a discount of \$80 on the first property owned by members and \$100 for any additional member owned property. This discount will only be given if the annual dues are paid in full on or before the due date of March 1, 2024. This will be based on annual maintenance fee of \$470 per lot owned.

- X. Public Comments
 - A. It was asked for verification of the amount each member will pay with the discount.
 - B. A member asked what was meant when referring to the support staff, which are the part time employees of EFPOA.

- XI. Motion to Adjourn
 - A. Moved and passed unanimously.

ADDENDUM TO BOARD MEETING ON DECEMBER 7, 2023.

It was realized subsequent to the Board of Directors meeting being adjourned, that an error was made in the amount of compensation the managers were to receive for 2024. It was voted and passed during the meeting to pay them a total of \$57,750, to be split evenly between the two managers. The compensation should have been set at \$60,500 split evenly between the two of them. Tony Esson contacted each Board member via email asking them if they would approve changing the Board's original compensation from the approved \$57,750 to \$60,500. This email vote was passed unanimously by the Board of Directors.