

# ENCHANTED FOREST PROPERTY OWNERS' ASSOCIATION

Board of Directors Meeting  
Thursday, February 15, 2024

- I. Call to order - President Tony Esson.
  - A. The Pledge of Allegiance.
  - B. Roll call of Board members - All present except Fred Novack (excused)
- II. Public comments related to Agenda - No comments, approved unanimously
- III. Secretary's Report - Jim Herman - Minutes from December 22, 2023 meeting approved unanimously
- IV. President's Report - Brief information on email received from our lawyer concerning the 2018 amendment to the bylaws.
- V. Treasurer's Report - Glenn Fielder - Checking balance of \$13,417 and saving balance of \$50,139.
- VI. Managers' Reports
  - A. Business Manager - Sherice Villeme. True Stream has begun laying conduit for fiber optic internet. She is looking at new garbage service for the clubhouse.
  - B. Property Manager - Tom Hall. Construction to begin in the Spring on houses located on Huntington and Sanctuary.
- VII. Committee Reports - No committee reports at this time.
- VIII. Old Business
  - A. Discussion on equipment for remote meetings. Sherice was quoted the following prices for equipment: Computer \$350, camera \$140, speaker \$130. She also explored the cost of Zoom. The Board authorized her to purchase the equipment and cost out Zoom to use when Board members are not able to attend in person.
- IX. New Business
  - A. Discussion of the cost of hiring a collection agency for delinquent dues. We only receive 40% of the money EFPOA is owed due to fees charged by collectors. It was decided it was better to get 40% of what is owed than nothing.
  - B. Currently, Board members have no protection from litigation. New language was written for the EFPOA Bylaws that will protect Board members from any action taken against EFPOA. A roll call vote of all Board members was taken. As required, a roll call vote was taken under the direction of President Tony Esson, which required 2/3 of the Board for approval. All members voted to pass the change in the bylaws with a voice vote and one proxy vote cast for Fred Novack.
- X. Public Comments - One member asked for clarification of discount given for dues

payment of primary and secondary lot(s). A second resident thanked the Board members and other volunteers for all they do for the community. I was suggested that a site be set up to allow EFPOA members to be able to communicate privately with each other without input from others outside the community.

XI. Motion to Adjourn. Moved and passed.