

ENCHANTED FOREST PROPERTY OWNERS ASSOCIATION

Board of Directors Meeting

Thursday, June 6, 2024 - 6:00 pm Clubhouse

1. Call to Order - President Tony Esson

Pledge of Allegiance

Roll call of Board members - Tom Jeffrey excused, all other Board members present.

2. Approval of Agenda - approved by all present

3. Secretary's Report - Jim Herman. Vote for approval of minutes, as amended, of the June 6, 2024 Board meeting. Approved by all.

4. President's Report - Tony Esson. He gave a general update.

5. Treasurer's Report - Glenn Fielder. We presently have \$14,826 in the checking account, \$196,488 in the money market account and \$41,388 in the brokerage account.

6. Managers' Report

Business Manager - Sherice Villeme. Lot in the south channel next to Mogles was cleared for construction without approval. All collections have been sent out.

Property Manager - Tom Hall. No report.

7. Committee Reports

Activities - Jennifer Allen, Cherise Villeme. Annual picnic, July 4th at the Clubhouse. Next Board of Directors meeting, 9:00 am, Saturday, July 20, 2024. Annual Meeting, 10:00 am, Saturday, July 20, 2024. Pizza Night, 5:30 pm, Saturday, July 27, 2024.

Budget & Finance - Tony Esson, Glenn Fielder. No report.

Building & Grounds - Tom Jeffrey, Tom Hall. No report.

Bylaws, Rules & Regulations - Fred Novack, Tom Jeffrey, Tom Hall. No report.

Deeded Restrictions - Fred Novack. No report.

Employee Relations - Chad Canda, Glenn Fielder. No report.

Military, Government Relations - Chad Canda, Sherice Villeme. No report.

Capital Improvements - Jim Herman, Jennifer Allen, Sherice Villeme. We will meet this month to prioritize the suggestions from members for presentation at the annual meeting.

8. Old Business

Election Update - Glenn Fielder. 524 ballots were sent out to EFPOA members. There are six candidates on the ballot. June 24, 2024 is the cutoff date for submission of ballots. When ballots are tabulated, each candidate may select one individual as an observer.

9. New Business

Write off of lots 86 & 275. Property owner is deceased, and since the property was in his name, the owner's wife could not sell the lots. It was moved and seconded to write off these lots. Passed unanimously

Write of Lot 158. Property owner deceased. Moved and seconded to write off the lot. Passed unanimously.

Change phone service provider. We have had continuous issues with our landline with Frontier. It was moved and seconded to switch to Truestream when the service is available. Approved unanimously.

New picnic tables. After discussion, it was moved and seconded to purchase six picnic tables, 3 for White Birch Park and 3 for the Clubhouse. Approved unanimously.

10. Public Comments.

There was a discussion of current prices for propane. It was pointed out that EFPOA residents receive a cheaper rate with Ferrell Gas.

Glenn Breuhan is concerned with the condition of the main boat launch on the east side of Guthrie Lake. It appears to be eroding and should be investigated for possible repair.

Bryan Barclay and Mike Harvey brought up a concern about the inability to get a boat through the channel between the two lakes. They would like to investigate the dredging of the channel, and have already been told that a \$500 permit is needed. They will investigate further and inform the Board of their findings at upcoming meetings.

There was a lengthy discussion on the ability to Zoom all Board meetings to be made available to all members of EFPOA.

There was also a discussion brought up by members that are concerned with the lack of enforcement of property maintenance. This led to information that though the Association can revoke use privileges and small fines, there is no way to enforce compliance. except by putting a lien on the property which can be collected when, and if, the property is sold.

11. Motion to adjourn. Moved and passed.