

ENCHANTED FOREST PROPERTY OWNERS' ASSOCIATION

Board of Directors Meeting
Thursday, September 19, 2024 - 6:00 p Clubhouse

Call to order - President Tony Esson. Roll call of Board members. All present, with Fred Novack on Zoom, with the exception of Glenn Fielder and Glenn Breuhan (both excused absences)

Approval of Agenda. Moved and passed unanimously.

Secretary's Report - Jim Herman. Approval of Board minutes of 9:00 am and 1:00pm on Saturday, July 20, 2024. Both sets of minutes approved with corrections unanimously.

President's Report - Tony Esson. No report.

Treasurer's Report - Sherice Villeme for Glenn Fielder. We presently have \$8081.53 in the checking account, \$144,088 in the money market account, and \$42,880.79 in the rainy day fund.

Managers' Report.

Business Manager - Sherice Villeme. The True Stream installation is moving along, and it is time for those who signed up to make an appointment for final installation. Cost will be approximately \$125 per month, with an additional \$129 to purchase a battery backup. We will also be moving to winter hours next month.

Property Manager - Tom Hall. Pool will be shut down this coming Sunday. Dock removal will depend on the weather. He will wait as long as weather permits to remove the docks at the two boat launches.

Committee Reports.

Activities - Jennifer Allen/Glenn Fielder/Sherice Villeme. Spaghetti Dinner on Saturday, Pancake Breakfast 10/5, 9:00 am.

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

Building & Grounds - Glenn Breuhan/Mike Harvey/Tom Hall. Building materials have been stolen from the construction site on Huntingdon.

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

Deeded Restrictions - Fred Novack. No report.

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

Military/Government Relations - Steve Junglas/Mike Harvey/Sherice Villeme. No report.

Capital Improvement - Jennifer Allen/Jim Herman/ Sherice Villeme. No report.

Old Business.

Sherice presented what she has found in researching new chairs for the Clubhouse. Several options were presented with the recommendation of what looked like the best selection. There was discussion as to whether the chairs recommended should be bought all at once, or if we should order just one to determine if it fits our needs. It was moved and seconded to purchase one chair. Approved unanimously.

Tom Hall presented new dock estimates for the Association. It was discussed as to what type dock(s) we should purchase. It was pointed out the rolling docks would make for much easier placement and removal in the spring and fall. It was moved and seconded to purchase a 16 foot rolling dock for the Boathouse. Passed unanimously.

New Business.

Variance for Lot 656. The owner wants to place a detached garage on the property. After much discussion on the reason for a detached garage due to space restrictions, it was moved and seconded to approve the variance. Passed unanimously.

Public Comment.

Mike Harvey, Barb Herman, Jim Herman gave a report, after meeting with a DNR representative, that a contract has been awarded for tree removal on public land on the eastern side of Guthrie Lake. This removal is not to occur for another three to five years. A question was asked as to how they were going to get the logs out of that area, since there are load restrictions on our roads.

It was suggested that a memorial for Tom Jeffery be placed in the Clubhouse. Glenn Breuhan and Scott Hines volunteered to head a committee to solicit donations in memory of Tom.

A member asked if there had been any new information on the damage done to the dock located on Hidden Isle. No new information on the event has come forward at this time.

The lack of involvement by EFPOA members in the Activities Committee was brought up and discussed at length. Diane & Scott Hines volunteered to try to get more members involved in the Committee's activities.

Steve Junglas said that the recent wedding held at park was very disruptive to residents living near the event, and vehicles were parked in the boat launch area preventing access to residents. This led to a further discussion of the liability to EFPOA of an event of this nature being held on Association property. Tony said he would discuss this with our lawyers and insurance agent to make sure we were adequately covered.

A member stated that there was a camper parked on the new construction site on Sanctuary, which she felt was against the rules of EFPOA. It was affirmed that this is true, and Tom Hall said he would talk to the members about removing the camper.

Motion to adjourn. Moved and passed unanimously.