

ENCHANTED FOREST PROPERTY OWNERS' ASSOCIATION

Board of Directors Meeting
Thursday, December 5, 2024 - 6:00 pm Clubhouse

Call to order - President Tony Esson. Pledge of Allegiance. Roll call of Board members. All present, with Fred Novack, Jen Allen, Mike Harvey and Chad Canda on Zoom. Steve Junglas has been excused from the meeting.

Approval of Agenda. Moved, seconded and passed unanimously.

Secretary's Report - Jim Herman. Approval of Board minutes for Thursday, September 19, 2024. Moved and seconded to approve minutes as amended. Passed unanimously.

President's Report - Tony Esson. No report.

Treasurer's Report - Glenn Fielder. Presently, our money market account contains \$109,355.68, and rainy day fund has approximately \$40,000.

Managers' Report

Business Manager - Sherice Villeme. A resident was sent a certified letter informing the member a carport they had installed on their property was illegal as there was no building permit or approval of the Board. Sherice informed the resident they would have to remove it or work with the Board to achieve compliance. Sherice will follow up with the county building department. An error was made in the reduction given to residents on their primary lot for early payment. Instead of a member receiving a \$45 discount, each early payee received \$55. It was decided the Board could absorb this error without affecting our budget.

Property Manager - Tom Hall. No report.

Committee Reports

Activities - Jennifer Allen/Glenn Fielder/Sherice Villeme. No report

Budget & Finance - Tony Esson/Glenn Fielder. 2025 budget to be discussed under new business.

Building & Grounds - Glenn Breuhan/Mike Harvey/Tom Hall. No report.

Bylaws, Rules & Restrictions - 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. Mike Harvey attended the meeting in Grayling with Saab Defense about weaponry they wanted to test at Camp Grayling. He didn't feel there would be a problem, since this was relatively small ordnance.

Capital Improvement - Jim Herman/Jennifer Allen/Glenn Breuhan/Sherice Villeme/Tom Hall. No report.

Old Business

After recent concerns about our liability over events being held on EFPOA property sponsored by individual members, information on event insurance and waiver of liability was presented. It was moved and seconded that in the future, the Board would require any member that utilized EFPOA property for private events, must obtain event insurance in event alcohol was going to be at the gathering. The Board is also requiring any member using EFPOA property in which alcohol is not be served, sign a waiver of liability. Passed unanimously.

New Business

2025 Budget. After presentation of the proposed 2025 EFPOA Budget, it was moved and supported to approve the 2025 Annual Budget as amended. Approved unanimously.

2025 Maintenance Fees Discount. After a discussion of what discount should be given to members for early payment of dues, it was moved and seconded that members would receive a \$55 discount on all primary lots, and \$75 for any additional lot(s) owned. The discount was approved unanimously.

Christmas Salary/Bonuses. It was moved and supported to give each manager \$1600, and provide them with an additional \$600 to be used for discretionary bonuses for part time employees. Passed unanimously.

Public Comments

Glenn Breuhan presented a plan for a CPR class to be taught by his daughter-in-law, a nurse at Grayling's hospital. There was extensive discussion on this, as well as obtaining a AED for the Clubhouse. Glenn and Sherice said they would do further research on cost and present their findings at the next Board meeting.

Motion to adjourn. Moved and passed unanimously.