

ENCHANTED FOREST PROPERTY OWNERS' ASSOCIATION

Board of Directors Meeting
Thursday, February 13, 2025 - 6:00 pm Clubhouse

Call to order - President Tony Esson. Pledge of Allegiance. Roll call of all members. All members present with Fred Novack and Mike Harvey present remotely.

Approval of Agenda. Moved, supported and unanimously approved by all members.

Secretary's Report - Jim Herman. Moved, supported and unanimously approved as amended.

President's Report - Tony Esson. Explained that registered letters had been sent to the owner of Lot 158 concerning the unapproved garage put up at that location. This was followed by a letter from our lawyer stating the owner would have 15-30 days to either remove the garage or present the Board with a plan to bring the garage in line with EFPOA Deeded Restrictions. Tony stated, based on past performance, the lot owner would probably ignore the lawyer's letter as he did the two previous letters sent to the owner by EFPOA. The county did go out and issue a building permit after the fact, but this doesn't change the fact the owner is not in compliance with EFPOA rules.

Treasurer's Report - Glenn Fielder. We presently have in the checking account a balance of \$6252.77, the money market account \$152,178.15 and brokerage account of \$43,237.90.

Managers' Report

Business Manager - Sherice Villeme. She presented a concern that there is an increase in the minimum wage to \$12.48 per hour, which is \$2.15 more than last year. We feel there is enough in the budget to cover this increase, and Sherice is authorized to increase hourly employee pay at her discretion without approval from the Board.

Quickbooks has increased by \$400+ over last year.

It has been announced that a Dollar General store will be opening in Waters, and will be larger than the average Dollar General.

Beginning March 31, 2025, Waste Management will be the new garbage collection company for Otsego Lake Township and Mondays will be the new garbage collection day for Guthrie Lakes. Every customer will receive a 96 gallon garbage can, and ALL garbage must be in that can. There will be prearranged pickup of large items once a month.

Our roads are on the agenda for the township board meeting on March 20, 2025. Tammy Mullett volunteered to put together a petition concerning the roads for EFPOA members to sign.

Property Manager - Tom Hall. Ken Polenta submitted house plans to the county which were approved.

Committee Reports

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

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

Building and Grounds - Mike Harvey, Tom Hall, Glenn Breuhan. No report.

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 - Mike Harvey, Steve Junglas, Sherice Villeme. No report.

Capital Improvement - Jim Herman, Jennifer Allen, Glenn Breuhan, Sherice Villeme. No report.

Old Business

CPR Classes - Employees of EFPOA will be trained in CPR, which includes first aid and AED instruction at a cost of \$95 per individual. These expenditures were moved, supported and approved unanimously by the Board. Completion of the class will mean all employees will be certified responders.

Glenn Breuhan informed the Board that his daughter-in-law, a nurse at Grayling's hospital, would be willing to conduct basic CPR classes of no more than 16 people at a cost of \$20 each. All equipment will be loaned to us by the township fire department. This will not be a class for certification.

Sherice presented information on the purchase of an AED for the clubhouse. It was moved, supported and unanimously approved by the Board to purchase an AED to be placed in the Clubhouse for \$2119, as well two Stop Bleed Basic Kits at a total cost of \$121.98, one for the Clubhouse and one for the beach, and two ANSI kits for a total of \$101.50, also to be placed in the Clubhouse and at the beach.

New Business - None.

Public Comment - None.

Motion to Adjourn. Moved and passed unanimously.