

ENCHANTED FOREST PROPERTY OWNERS ASSOCIATION

Board of Directors Meeting

Thursday, April 24, 2025, 6:00 PM, Clubhouse

Call to Order - President Tony Esson. Pledge of Allegiance, Roll Call of members. Glenn Breuhan absent (excused), all other members present, with Mike Harvey and Jim Herman appearing remotely.

Approval of Agenda - Moved, supported with approval by all members.

Secretary's Report - Jim Herman. Moved with support and approved unanimously.

President's Report - Tony Esson. He discussed the status of the ongoing legal issue of the carport installed on a member's property contrary to the rules and regulations of EFPOA. At this point the case has been turned over to the Association's lawyer. It was stated the owner's construction did not match his house which is required, as well as him having no permit. This is an ongoing situation with further reports as the situation develops.

Treasurer's Report - Glenn Fielder. Our finance are in good shape, with a checking account balance of \$4072.14 and money market of \$231,677.25.

Managers' Report

Business Manager - Sherice Villeme. She had planned on contacting members to work on cleaning up their yards, but the ice storm curtailed that request. There was a brief discussion on assistance for residents. At this time, we have no idea what kind of government assistance, local, state and federal will be provided.

Property Manager - Tom Hall. Tom Jeffrey's sons have volunteered equipment to assist in cleaning up Association property. The docks are in, but there is debris everywhere, including in the lakes. The process of opening the pool will begin next week. A member asked if the raft was repaired, and Tom stated he thought so, but wouldn't know for sure until it was put into the water.

Committee Reports

Activities - Sherice Villeme, Jen Allen, Glenn Fielder. Upcoming activities for May are: pancake breakfast Saturday, May 3, CPR Class Friday, May 16 and chicken BBQ potluck Saturday, May 24. All activities will be at the Clubhouse.

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

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

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

Deeded Restrictions - Fred Novack. No report.

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

Capital Improvements - Jim Herman, Jen Allen, Glenn Breuhan, Sherice Villeme. No report.

Old Business - None

New Business

The question came up, in light of the ice storm, should we purchase a generator of the Clubhouse, so that members would have a place to go in the event of extended power loss in the community. Sherice researched and presented findings on the purchase and installation. After a detailed discussion, and a great deal of helpful commentary and information from Ron LeBourdis, it was moved and seconded to support the purchase and installation of a generator, with Ron acting on behalf of the Board as the supervisor of the purchasing and installation process. A limit of \$20,000 was set by the Board. The motion passed unanimously.

The next area of discussion was the cleanup of damaged Association property caused by the recent ice storm. Sherice presented three proposals of cost and Top View Tree Service was selected to do the cleanup with a limit of \$24,000 to deal with all damage on Association property. The proposal was moved and seconded, passing unanimously.

Public Comments - It was pointed out that members should put their new garbage containers out Sunday evening, since the new garbage company was coming quite early Monday mornings. It was noted that they will take one large item per month. There was a question as to whether a governmental agency would be clearing the roadsides. At this time, we don't know what is happening on this issue.

Motion to Adjourn - moved and passed unanimously.