

# **ENCHANTED FOREST PROPERTY OWNERS ASSOCIATION**

## **Board of Directors Meeting**

**Thursday, May 29, 2025 Clubhouse**

**Call to Order - President Tony Esson. Pledge of Allegiance, Roll Call of members: Mike Harvey, Chad Canda, Glenn Breuhan excused. All other members present.**

**Approval of Agenda - Moved and supported with approval by all members present.**

**Secretary's Report - Jim Herman. Moved with support unanimously as amended.**

**President's Report - Tony Esson. Law suit dealing with the unapproved structure is pending and has not yet been filed. Final total for tree removal by Stuckman Tree Service was \$24,000.**

**Treasurer's Report - Glenn Fielder. Checking \$6828.56, Money Market \$193,378.94 and \$43,850.52 in the Brokerage Account. Payment made to Stuckman Tree Service for cleanup of all Association Properties due to the damage done by the ice storm.**

### **Managers' Report**

**Business Manager - Sherice Villeme. She is reporting for both Tom Hall, Property Manager, and herself as Business Manager. Majority of maintenance fees collected with a handful of members still owing about \$1000. The cleanup is complete with 25-30 loads of debris hauled out of the parks on Hidden Isle. Looking at bids to purchase two new grills Legend Park on Legend Drive and Wilson Park on Hidden Isle. Members should connect with Tom if they are going to remove a large number of trees due to the ice storm. Getting an estimate for the deck replacement at the Clubhouse. Propane is presently \$1.69 per gallon from Fick. We have received the okay from Great Lakes Energy to proceed with installation of the new generator. When installation begins, the Clubhouse will have no electricity for 3-4 days. We will wait until September or October for installation. All Board members received a letter written by Sherice to the owner of Lot 47 concerning his bylaw violations. There is a pancake breakfast Saturday, June 7th, a pizza dinner on Saturday, June 24th and the Annual Picnic on July 5th, all at the Clubhouse.**

### **Committee Reports**

**Activities - Sherice Villeme/Glenn & Nancy Fielder. No report.**

**Budget & Finance - Tony Esson/Glenn Fielder.**

**Building & Grounds - Tom Hall/Glenn Breuhan**

**Bylaws, Rules & Regulations - Fred Novack/Tom Hall**

**Deeded Restrictions - Fred Novack**

**Employee Relations - Chad Canda/Glenn Fielder**

**Military/Government Relations - Chad Canda/Sherice Villeme**

**Capital Improvements - Jim Herman/Jennifer Allen/ Sherice Villeme/Tom Hall**

### **Old Business**

**Election Report - Glenn Fielder. There will be no election this year as we only had three members that submitted letters of nomination. Those three members were voted onto the Board by acclamation.**

### **New Business**

**Manager Certification. Sherice would like to join the Community Association Institute, a resource for managers of HOA's. The Board authorized payment for Sherice to join and take the training class for CAI for a fee of \$165 to join the above association and take the class for \$579.**

Public Comment - A member asked about the car that is on the empty lot between Huntingdon and Marion Ct. That lot belongs to a member whose house is on Marion Ct. and abuts that lot. Tammy Mullett someone has put debris from the storm behind their house. Scott Hines asked about how the ice storm has affected our budget and was informed the Association is in good shape financially. He also asked about capital improvements in the community and was told a lot of plans had to be put on hold at this time. This was followed by him asking about the Subdivision roads, and was informed there would be no work done on our roads since the county does not have the money right now.

Motion to adjourn. Moved and supported unanimously.

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Budget & Finance - Tony Esson & Glenn Fielder.  
Building & Grounds - Tom Hall & Glenn Breuhan.  
Bylaws, Rules & Regulations - Fred Novack & Tom Hall.  
Deeded Restrictions - Fred Novack.  
Employee Relations - Chad Ganda & Glenn Fielder.  
Military/Government Relations - Chad Ganda & Sherice Villmer.  
Capital Improvements - Jim Herman & Jennifer Allen. Sherice Villmer & Tom Hall.

Old Business  
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New Business  
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