

ENCHANGED FOREST PROPERTY OWNERS ASSOCIATION
Board of Directors Meeting Minutes (Last meeting of current Board 9 AM)
Saturday, July 4, 2015 - Minutes

- 1) The meeting was called to order at 9 AM by President Tony Esson.
- 2) Roll call of Board members showed these Board members present: Tony Esson, Ron LeBourdais, Nancy Gregg, Polly Buchanan, George Lienerth, Brian Wilson, Fred Novack, Matt Mogle, and Dave May.
- 3) Agenda
 - a) The agenda order was rearranged/reduced due to time constraints pending the Annual Meeting scheduled to begin at 10 AM downstairs.
- 4) Minutes from May 2, 2015 were approved as circulated.
- 5) Old Business
 - a) The old dues check from Kirk (our previous attorney) has not been retrieved yet. Tony will continue to follow up on this pending issue.
 - b) The request by Steve McQueen (Lots 577, 578, 579) for a garage and set-back variance was explained and discussed; Steve gave his rationale for the request.
 - i) *Motion:* Approve the variance request as presented by Steve McQueen. *Motion passed.* (Yes – 7, No – 1)
 - ii) New EFPOA variance forms recently created will be given to Steve to complete the process.
 - c) The Chapman variance was approved at the last meeting; the new variance forms need to be completed by Chapmans to make their process complete.
 - d) An update on the Morris matter was presented by Tony; there is still confusion about the intent of the judge’s decision. Dave Morris still believes he is due an additional refund; we will try to get a clarification/interpretation from the Judge on her decision. *Motion:* Without attorneys present, Tony and Dave will attempt to get a clarification of the judgement from Judge Morse. *Motion passed.*
- 6) Committee Reports
 - a) Military Committee – Tony reported that he, Don Hart and Ron met with Camp Grayling officials and they offered to set up control tower tours and demonstrations for Guthrie Lakes residents. A sign-up sheet will be circulated at the annual meeting and Sherice will follow up with details as they are known regarding dates and times.
 - i) Max Grider noted his concern about the “good neighbor” policy being dropped by the state of Michigan.
 - ii) Others reported concerns about low planes flying over Guthrie Lakes homes, and the number of groups outside our state being trained at Camp Grayling.

- b) Insurance Committee – Ron reported that the appraiser has been to the clubhouse who will submit his report soon; it is hoped this will reduce the our insurance costs going forward.

7) New Business

- a) A discussion on the need for clarification in the wording of By-laws Article IV – Sect. 8 and if it is understood by renters. If the landlord is not in good standing with dues paid up in full, the renters can not use the amenities.
 - i) The need for a “renters” handout was mentioned. There have been recent incidents where renters were refused use of amenities due to this situation.
 - ii) Brian (Chair of Bylaws, Rules and Regs) was asked to draft a renter’s handout that would include the information they need to know.
 - iii) Concern that in By-Laws Article IV – Sect. 8.e it says: “The rental agreement or lease shall be subject to the approval of an EFPOA representative, the EFPOA Board of Directors having power to appoint such representatives(s) for the purposes of reviewing rental agreements or leases.” To our knowledge, this is not being done at all currently.
- b) Discussion followed about how the managers can enforce the pool and beach rules regarding children under 13 swimming without supervision.
 - i) Tom will put a one way latch on the side gate to prevent pool entry from there.
 - ii) Training of all staff has now occurred on this topic and the safety of all children under 13 was noted as a priority.

- 8) Motion to adjourn was made at 9:55 AM to attend the Annual Meeting downstairs.

Current Board Members and Officers:

President: Tony Esson

Vice President: Ron LeBourdais

Treasurer: Nancy Gregg

Secretary: Polly Buchanan

Directors: Fred Novack, Matt Mogle, Brian Wilson, George Lienerth, Dave May