

ENCHANTED FOREST PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING GUTHRIE LAKES CLUBHOUSE

JULY 3, 2010

9:00 a.m.

MINUTES

Attending: Doug Schneider, Carlee Allen, Jason Hoffman, Nancy Gregg, Laura Hodder, Karen Yale, Tom Goodell, Sarah Madonna

- I. Recorded meeting notice
- II. Call to Order
- III. Agenda Approval

Motion to accept the July 3, 2010 9:00 a.m. agenda as written by Karen Yale, second by Nancy Gregg.

Motion carried 8-0

- IV. Public Comment Related to Agenda
 - A. none

- V. Accept Approved Minutes
 - A. June 5, 2010 Regular Meeting minutes
 - 1. Deb Noble requested additional information to be added to minutes clarifying the process the property manager selection committee followed.
 - 2. Sarah Madonna questioned level of detail in minutes expected by Board?
 - i. Do they need to be this thorough? Can they be less?
 - ii. Up to the secretary, but more detail is probably preferred
 - 3. Board feels that secretary is doing exceptional job in communicating board business; continue as we have been doing
 - B. Correction to Nancy Gregg: attending 2X
 - C. Property Manager report
 - 1. Fixed Paddle boat
 - 2. Purchased new HOSE for clubhouse pool
 - D. Capital Improvements motion clarification: adding filler rock to both boat ramps (Legend & Hidden Isle)

Motion to Accept the June 5, 2010 Regular Board Minutes as amended by Tom Goodell, second Laura Hodder.

Motion Carried 8-0

- E. June 19, 2010 Special Meeting minutes

Motion to Accept the June 19, 2010 Special Board Minutes as written by Laura Hodder, second by Nancy Gregg.

Motion Carried 8-0

F. July 4, 2009 9:00 a.m. Regular minutes

Motion to Accept the July 4, 2009 Regular Board 9:00 a.m. Minutes as written by Laura Hodder, second Sarah Madonna.

Motion Carried 8-0

VI. Resignation: Board Director Deb Noble

A. Will discuss appointing director to this vacancy at 11:00 a.m. meeting

Motion to accept Deb Noble's resignation effective July 3, 2010 by Nancy Gregg, second by Laura Hodder.

Motion carried 8-0.

VII. Election results reported by Election Chair Stacy Smith

A. 289 total ballots received

1. 202 for Max Grider
2. 171 for Denis Schulte
3. 162 for Al Gamacchia
4. 148 for Bill Brownell
5. 131 for Randy Rothe

B. Board thanks Stacy, committee for efforts on behalf of the Association

C. Will introduce Mr. Grider at annual meeting

1. Will begin Board duties at 11:00 mtg
2. Mr. Schulte unable to attend

VIII. Board Discussion

A. Karen Yale: Do we need to discuss Schilling matter?

1. Doug Schneider: we received lengthy email response following April decision from attorney
2. The Board can talk about the history of the legal proceedings
 - i. Board in process of doing what is necessary to recoup losses
 - ii. Cannot publicly discuss status of recouping any outstanding fees
3. Schillings requested opportunity to provide additional information to Board
 - i. Cannot allow this at this time
 - ii. Board has to defend Association's deeded restrictions
 - iii. Courts have found in favor of EFPOA two times at this point
4. Schillings are not members in good standing
 - i. Dues are current
 - ii. Owe Association for attorney fees
 - iii. This is the reason for bad standing

B. Manager Report from Don Schmidt

1. Board welcomes Mr. Schmidt and thanks him for getting up and running so quickly
2. Don:
 - i. I've been working on playground equipment, parking lot lights
 - ii. Bill Brownell starting this week
 - iii. Have fielded complaints:
 - (i) kids riding bikes across lots

- (ii) dogs
- (iii) weight equipment, treadmill at clubhouse; liability issue?
 - 1. Can we look into this anymore before final decision?
- iv. Questions I have:
 - 1. Pool open today? Yes
 - 2. Tee-shirts for employees?
 - 3. Double check if there are more
 - 4. If not, order 2 per employee
- v. Property Manager contract will be signed, sent to accountant

IX. President Doug Schneider thanks Board for ability to serve EFPOA for last several years

- A.** Appreciate everyone's efforts
- B.** The Board works hard to get things done for the community
- C.** Challenges the Board to continue to work hard to keep the community a place for everyone, not a select few
- D.** Appreciates being able to view everyone as friends following Board service

X. Motion to adjourn the July 3, 2010 9:00 a.m. Regular Board meeting at 9:37 a.m. by
Laura Hodder, second by Tom Goodell.
Motion carried 8-0.

Respectfully submitted,



Sarah Madonna, Secretary