Minutes of the board meeting of the enchanting forest owner’s association held on September 8th 2024 at 3:00 PM at the residence of Greg Minnaar 370 enchanting circle.

Board members Robert Haynes, Christa Damico, Greg Minnaar, May Garcia, Charlie Brown, and David Lopez via conference call.

Robert Haynes president of the association opened the meeting at 2:58 PM. This meeting is to discuss road maintenance only.

Robert Haynes contacted several companies for pricing of road maintenance. Bob Thomas quoted a price of $15,000.00 annually which does not include any stones if needed. Two other companies were contacted also but was not interested in working with a community only with individual residents.

Jones Grading was also contacted but their estimate for the first time is $11,000 plus stone and regular maintenance on a per call basis of $1200 each time he must come out whether it's to fix one spot or more.

We spent $13,700 for Rd. maintenance last year. Unfortunately, we will not be able to afford the prices quoted by Bob Thomas or Jones Grading.

Both chip seal and black top were discussed at the meeting, but both are too expensive to pursue. A quote for just Deer Run, Forest Drive, and bottom of Eagle Ridge with black top would cost us $90,000. All quotes given require that the road base is in place before work can be done.

Chris Damico made a motion to pay B&C Excavation to handle the road maintenance at $85 per hour plus stone when needed. Greg Minnaar seconded the motion with a unanimous vote of yes by all the board members.

Chris Damico made a motion that a text needs to be sent (creating a paper trail) for purchases. Greg second the motion. If gravel needs to be purchased, a text should be sent out to all the other board members. Such text/communications needs to be screen shot and placed in a folder.

Culverts need to be maintained to keep the roads in good condition.

The massive tree in front of 636 enchanted circle if perchance falls will take the road with it. At this time, we will just keep an eye on the tree and the area without having to cut down the tree.

Chris Damico made a motion to approve tree removal services for homeowners who live here at $25 per hour, once documented will be reimburse by HOA. Greg second motion with a unanimous vote of yes by all the board members.

Chris Damico motion for annual Community Day. Charlie Brown second the motion.

Community Day schedule for Saturday October 12th 10AM. A couple of hours of cleaning the mountain followed by BBQ on the observation deck.

Chris Damico motion to retroactively pay Robert Haynes last job at $85 per hour prior to this meeting. Greg second motion.

Motion by Chris Damico to end meeting. Second by Greg Minnaar. Meeting adjourned at 4PM.