

Minutes of the annual meeting of the Enchanting Forest Owners Association held August 22, 2020 at 11:00 am at the residence of Rick Long, 305 Enchanting Circle Morganton, GA.

15 members were present—19 proxies were received.

1. Rhett Frisbie, President of the association opened the meeting at 11:06 am, and verified that a quorum was reached.
2. The minutes from the 2019 Annual Meeting were reviewed and approved.
3. Vicki Brown, Treasurer gave a financial report reflecting financial information from the period of September 2019 to August 2020. The beginning balance was \$4,646.19. Total expenses were \$9,669.52. Total dues received was \$9,050.00. Credit for fraudulent checks \$1,463.06, leaving an ending balance of \$5,489.73. The amount set aside for reserve fund is \$3,887.10, leaving an available balance of \$1,602.63.
Rhett explained the fraudulent charges that were found in the checking account, and that being the reason why the old checking account was closed, and a new checking account opened.
4. Old Business
 - A. Rhett Frisbie opened with discussing road maintenance in Enchanting Forest. It was noted that Charlie Brown and Robert Haynes had been maintaining the roads and the cleaning of the culverts throughout the community free of charge to help keep road maintenance costs down. It was also noted that the cost of rock for the roads last year was approximately \$375 for 8 tons vs. \$410 for 18 tons this year. This allowed the Community to purchase enough rock to do all the roads in Enchanting Forest.
 - B. North Burgess Gap Road (NBGR). Rhett Frisbie provided a refresher on the North Burgess Gap Road issue where Fannin County Public Works had communicated that they will no longer be maintaining NBGR as it is not a public road. NBGR is a right-of-way that was granted by the Dave's family, Georgia State Law states that it is illegal for any governmental entity to repair, build, or maintain any roadway that is private property.
Charlie Brown and Robert Haynes will be maintaining NBGR along with the help of Stanley Ridge.
5. New Business
 - Rhett Frisbie opened the new business inquiring about 2020/2021 fiscal year fees. Vicki Brown opened a discussion about increasing the fees to help with road maintenance and maintaining the common areas. There were concerns from attending members that the increase of the annual dues could be more harmful than helpful. It was also agreed by members that if needed the Board would ask for additional contributions for emergency repairs if needed. It was also discussed that several members do contribute above the agreed yearly dues, which is beneficial for the Association.
6. Open Discussion
 - Robert Haynes opened the discussion stating his concerns for the roads and maintaining them and his concerns for the Community as a whole. He stated that he and Charlie Brown purchased a mini excavator to maintain the roads as well as using Charlie Browns personal tractor. Charlie Brown had also stated the in the past year he has put over 400 hours on his personal tractor just maintaining the roads in Enchanting Forest. There were concerns from members about insurance in the event that property was damaged while maintaining the roads. Robert Haynes indicated that he had purchased insurance and with that he and Charlie Brown have started a business.
7. Election of Officers
 - Rhett Frisbie made a requested if there were any nominations/volunteers from the floor, of which there were none. Rhett Frisbee indicated that the Board had received the following nominations for a new board— Todd Woody, Gregory Minnar, David Lopez, Charlie Brown, and Robert Haynes.
 - Rhett Frisbie wanted to thank the members of Enchanting Forest Owners Association for all of their support he received throughout the 5 years he has served in the board.

Being no further discussion, Rhett Frisbie thanked all in attendance and welcomed the new Board. The meeting was adjourned at 12:21 pm