07/09/2019 – EFAC Board Meeting Minutes - 6pm ET

In attendance;

Sharon Anson

Jim Lease

Randy Plew

Gerry Powell

Tom Earhart

Matt Shipman

2nd Draft of 06/18/2019 Board Meeting Minutes were approved by Sharon, Jim & Randy via email see efpier@gmail.com for record of approval – email dated 07/22/2019 at 5;20pm

Randy spoke with R. Presser concerning movement of the website by his son from its present location to a Go-Daddy account. We have not been able to contact him about the change and Richard does not know what his sons work schedule will allow this action to happen. We need to move forward with this project. Randy will again look for a professional company to handle this change. Cost is the major concern & factor in this move. It was suggested we place this item on the annual agenda for the Fall EFAC meeting to see if any members can provide leads on making the change.

We talked about a news letter being issued with information until we can get the website changed. It was agreed that this would be time consuming and the proper way is to get the website back under our control.

Randy indicated there was no change in the financial statement for this month. No checks/bills were presented for payment and no income was posted for this month.

Four (4) pier bills still need to be paid – Randy will be contact those individuals for payment this week. If this can not be resolved & payments made, fines will be imposed on those properties.

An over payment on a collection by J. H. Pieper of $20 will be returned on this coming months financial statement.

Randy provided three reports in an email to Board Members consisting of – 2018 financial statement – LINK Accounting Statement – Year to date 2019 Financials.

If these statements can not be uploaded to the website by the annual meeting. We will have a sign in sheet at the meeting for member emails so they can be sent directly to individuals that request this information.

An easement document was presented to the Board last month by Cole Owens. With the request for pier privileges. These were referred to EFAC’s attorney Matt Shipmen for review.

* The documents show ingress/egress across the property – however - it does not show going to the lake front.
* This document was created prior to the Conference granting the easement area between the lake and original plots that we laid out in Epworth Forest in the 2014 Judgement.
* This looks like it might have been a settlement between parties in connection with a law suit between the two parties. Not enough information to determine the reasoning for the granting of the easement.
* As the documents now stand, we see no rights to the lake or having a pier assignment granted.
* The easement grants the right to walk across the on-shore property only.
* This could also have been a realtor issue in the sales of these properties that caused the granting of easement.
* Additional information and the back ground on the reason the easement was granted will be needed for any further action by EFAC.

Randy will try contacting Daggett concerning the pier situation associated with the above documents so we may collect additional information concerning piers in this location.

Sharon had a couple of conversations with Mr. Roberts about compliancy issues. He was then told he was within the 24 ft limit – but he is still excluding Pier 35A in his arrangement. There is confusion over what needs to be accomplished to resolve the issue.

After the Annual Board meeting on August 24th – all Board members will meet at Mr. Roberts property 8231 Wade to review the Pier 35 – 35A placements as noted in past Board Meeting Minutes. After this physical review of the property and review of the Court Judgements & directives associated with Pier assignments a finial decision will be provided to both Mr. Roberts & Mr., Dingledine in writing with the status of what will be done to adhere to the Courts directives

Jim will contact Mr. Roberts concerning our onsite review on August 24th at his site.

Pier 9A was added but some rocks were moved to add the 1st set of pier poles. This did not meet the requirements given for its installation. L. Darr was contacted by Gerry & told what was needed to comply with its installation. As of last week, the pier installation company returned & moved the 1st set of pier poles out to the 4ft requirement. A physical review will need to be made when we return to the lake to ensure compliance.

Pier 10A had boats moored on both sides of the pie over the 4th of July. The Pier 10A owner did not authorize usage of the pier. After some investigation the owners of the boats were identified and they were acquaintances of the family, but had not notified the owner of Pier 10A that they would like to use the space. The issue was resolved between the group.

Pier 50 & 50A also had an issue over the 4th week. Seems that a pontoon boat ran into both piers multiple times while picking up family & guests from the shoreline at these locations. While we understand this is a issue of usage & damage, EFAC has no jurisdiction in this type of situation. After discussion by the Board it was agreed that EFAC can not police every action between pier owners – non-pier owners in Epworth Forest. This is a matter for the individuals to reconcile between themselves or legal actions as needed, EFAC has no liability in this type of matter.

Trespassing or damages to on-shore or off-shore piers is a matter for the owners to handle. We would suggest talking to the individuals involved as a first option, followed by contacting the Sheriffs dept or DNR if it cannot be resolved.

Jim brought up a concern that Board members do not know where all piers are to be placed within Epworth Forest. Each Board member if familiar with their area but from there it becomes a matter of talking to pier owners in the area where there is conflict. He suggested it would be to the Boards & all members advantage to have a mapped location for all piers. This would be a drone service for aerial video & photos taken during the middle of the season to capture as many if not all piers assigned. Randy will look into getting a quote for this type of service from a source he discovered.

Sharon has a 30 to 40-page document from the Bradley era that we can also review. After we get a quote, we will look into adding this service to next year’s budget.

The Board also feels that we would like to incorporate a transition plan for new Board members that are elected. A three to four-month option for new members to contact the exiting Board member for a smooth transition, on open issues.

At the annual meeting;

1. President - opening & Presidents Report

2.Secretary - Minutes of 2018 Annual Meeting, sign up sheet for monthly meetings if website has not been updated.

3. Treasurers Report – LINK Accounting zreport – 2019 Year to Date report – 2019 Budget - Randy include as a separate report Community Pier expenses

4. Vice-President - Pier issues generic - issues we are having with transition of the website to an independent provider.

Tom Agreed with us that EFAC cannot police everything in Epworth Forest – members need to handle situations with their pier usage or damage as an independent issue. We must follow the Courts orders, judgements and Exhibits as we cannot make changes to any of these documents.

We will make an effort to assign the two open off-shore assignment’s at this next meeting on August 13th if possible with time permitting.

Next meeting will be August 13th at 6pm ET for review of data for Annual Meeting on August 24th.

Meeting closed at 7:15pm ET

G. Powell – Board Secretary