

Sherwood Forest Semi Annual Community Member Meeting
January 15th, 2017
Location: Pikes Peak Community Center Divide, CO

7 Board Members Present:

Corry Somerville, Lavender Foot, Catherine DiMauro, Garen Ferrenbach, Jerry and Lisa Joslin, and Billie Kilman

Approximately 30+ community members present, and Deputy Sagapolu from Teller County Sheriff monitored the proceedings.

2016 - 2017 Board Members:

President	Corry Somerville
Vice President	Lavender Foot
Treasurer	Catherine DiMauro
Secretary	Kim Cruz

1:00 - 1:30 p.m. voter registration. Meeting was called to order at 1:30 p.m. The Board President and Vice President welcomed all in attendance, and all recited the Pledge of Allegiance of the United States. Corry discussed road maintenance in his opening comments. Lavender thanked the volunteer board members for all their contributions and emphasized the team efforts of the board.

Lavender Foot reviewed the minutes from the July 17th, 2016 meeting. Move to accept the Minutes and seconded. Minutes were unanimously accepted.

Treasurer's Report:

The Board Treasurer reported that we have a certificate of good standing and reviewed the finances. Catherine presented her financial documents. Copies were made available to all in attendance. The complete Treasurer's Report is also available on the SFIA website. Move to accept the Treasurer's report and seconded. Treasurer's Report was unanimously accepted.

Old Business:

- Billie Kilman gave a short talk on our August 2016 Fundraiser 5K Race and Pancake Breakfast. A total of \$342.59 was raised for neighborhood children projects.
- Corry discussed progress on junkyard actions by Teller County and reported details on the two properties. Corry stated that the Board itself is not responsible for any actions related to Teller County code requirements but is available for feedback from community members. Corry restated that all building and property code matters need to be dealt with by Teller County. The SFIA will not handle complaints or protests though community members can email board members with concerns. Corry receives many emails per month with regard to many issues and questions about Sherwood Forest. A community member also recommended contacting Dan Williams with the Teller County Commissioners for help in any County related matters.
- Lavender Foot presented a rationale and review of the Proposed Amended Declaration of Covenants, Conditions and Restrictions prepared by Charles Ehlers (who was unable to attend this meeting due to illness) as follows. In an effort to bring our original Declaration of Covenants, Conditions and Restrictions established in 1959 up to date and be more enforceable, the Board modernized the language, expanded the categories of guidelines and restrictions and added enforcement language. Apparently there is concern in our community that this effort was initiated by a Board that is out of control and power hungry. This is not at all the case with this Board, but the Board realizes this is a legitimate concern. The Board urges the community to stay involved

with the SFIA, become more involved with the Board and even volunteer to be on the Board to ensure that the best interests of the community are always being served. There is also the general attitude in many of our community members that they moved to Sherwood Forest to be “left alone”. While the Board tried to write these Covenants to be as unobtrusive as possible, no more than the existing Covenants or current County Code guidelines, this effort addresses the fact that we do not “live alone”. We live in a community, and what we do as neighbors affects other people. This effort is a response that actually encourages and allows us all to live together in a manner that is not intrusive to our neighbors.

- There then followed opportunities for community members to comment or ask questions. They are briefly listed below:
 1. A community member raised concerns about the SFIA dictating unreasonable standards for property owners through the proposed Covenants. Corry emphasized again that the proposed Covenants all defer to Teller County code requirements.
 2. A letter from a group of community members, The Independent and Unassociated Property Owners of Sherwood Forest, to the Board was read aloud and listed their concerns about the Proposed Amended Declarations of Covenants, Conditions and Restrictions requesting a response within 14 days. Please visit www.sfiadivide.org to read the complete letter and the Board’s response.
 3. A community member complained that with the proposed Covenants the Board was becoming another mini-government with more layers of regulations for property owners.
 4. Another community member asked if any property owners who had grave concerns approached the Board for clarification before writing and submitting their letter. Some concerned property owners felt they had no say as the Board had worked “in secret” and stated in the December Newsletter that there would be no discussion regarding the proposed document. The Board reminded the community that the topic of revising the Covenants, Conditions and Restrictions was discussed at two semi-annual meetings. The Board apologized if anyone thought that there would be no discussion about the vote. It was only the actual wording of the document that was not up for discussion. A board member reminded the community that we were having the discussion right now, and their vote was also their opportunity to voice their opinions.
 5. There was a long discussion about whether SFIA is an HOA (Common Interest Community) or not with people each giving reasons for their positions.
 6. A community member wanted to know if you have to be a due-paid member to vote and would the new Covenants, Conditions and Restrictions apply to all community members. The board answered yes to both questions.
 7. A community member commented that updated Covenants would protect property values while some community members strongly objected to this rationale.
 8. Another community member wanted to know the rationale for voting on the new Covenants as he was sure that 100% of property owners would have to approve any amendments to the Covenants, and this was the reason the board did not amend the Covenants previously when both the Articles of Incorporation and By Laws were amended 6 years ago. The Board was not too sure about this as different lawyers seem to give different answers and decided to go ahead with the vote today. The vote was conducted according to By Laws guidelines.
 9. A community member wanted to know why we only have 2 meetings a year. The answer was that that is all that is required in the By Laws, and that there is not enough interest from the community to have more meetings. It was also stated that notifying all the property owners of meetings as required in the By Laws is too costly.
 10. Another community member expressed concerns about being on the board, having to go along with board decisions she disagreed with and being personally sued as a result.

11. A community member suggested publishing board session minutes for more transparency.
12. A community member asked what constitutes a quorum, and the Board said it was 15% of dues paid members. The Board suggested that community members go to the website to investigate for themselves the original Declaration of Covenants, Conditions and Restrictions, the current Articles of Incorporation and the current By Laws. The Board has made a commitment to publish on the website all pertinent documents dealing with SFIA business and activities and encourages community members to not only access this wealth of information, but to also contact any board member via email with questions and concerns. The Board is interested in a better platform for communication with community members. The board is also working on more communications via emails and updating our email list.
13. One final comment from a community member was that our annual member fees are minimal compared to most Common Interest Communities.
 - The discussion part of the vote ended at this point, and the meeting was paused while the vote results were tabulated.
 - The vote was tabulated by Ken Pearce, Garen Ferrenbach and Jerry Joslin. The vote on the Proposed Amended Declaration of Covenants, Conditions and Restrictions was No - 31 Yes - 30 (This included mail in ballots for anyone not attending the meeting).

New Business:

- The fundraiser 5K Race and Pancake Breakfast for August 2017 was discussed and community members were urged to join us and volunteer to help. One community member suggested adding a bike event if possible. The Board shared that it would like to provide a bike rack and possible bus shelter first for the community school children. Its dream project would be to have a modern playground at the Hall for community children as is feasible and also covered by SFIA insurance.
- Garen Ferrenbach encouraged community members to suggest ideas for future community activities and help us elevate enthusiasm for sharing talents, interests and fun events. She implored us to move beyond conflict and search our hearts for common ground and sharing more with each other.
- The President then thanked the Board for all their efforts for the past year and sincerely asked more community members to become involved through input and volunteering. We especially need two new Board members beginning in July 2017. Our next semi-annual meeting is on July 16th, 2017 at the SFIA Hall.

Move to adjourn the meeting and seconded. The meeting was unanimously adjourned at 3:43 p.m.