



Sherwood Forest Improvement Association, Inc. Divide, CO December 2016

**SHERWOOD FOREST IMPROVEMENT ASSOCIATION
SEMI ANNUAL MEETING JANUARY 15, 2017**

Location: Pikes Peak Community Center, Divide, Colo.
Time: 1:00 P.M.

PRESIDENT'S REPORT

As President of this POA, I wish to thank those members currently serving on the board for all their hard work, continued interest and suggestions to improve our association. Special recognition goes to Doug Blechman and Ken DiMauro for replacing the broken windows in the Hall kitchen and the broken glass in the bulletin board, located at the mailbox area. Thanks also goes out to Doug and Ken for their assistance in winterizing the Hall. We are gaining interest in our Association, one family at a time, and we need everyone to step up and pay their dues so as we can keep the hall open through the winter for more activities. Thanks go out to Julie Nelson, Billie Kilman, Garen Ferrenback and the volunteer SFIA board members that assisted in making our "FUNDRAISER 5K RACE and pancake breakfast" a success. We have approximately \$700.00 in funds toward our school bus shelter and bench project for the kids. We now have 1-bench installed at the front entrance bus stop. (Thanks to Ken and Doug for the installation). Bike racks and more benches are in our 2017-2018 plans currently.

We, your current board, are working very hard to improve the welfare of the association and regain your confidence. Due to cost of living and lack of dues paying members we, the board, have approved a motion to raise the yearly dues to \$50.00 per year. This has been brought up and shelved since 2013. We are taking action now. We also are raising the SFIA community well price to \$100.00 per year for dues paid members requiring this service. PLEASE DO YOUR PART AND JOIN US by paying your dues. This would help us not having to raise dues in the future. If only 50% of the property owners paid, it would keep us in the black, and we could do more for the community with improvements and playgrounds for the kids.

WATER RIGHTS have always been a discussion with no real results. Current research shows that the State of

Colorado owns the water rights in Sherwood Forest and surrounding areas. We are grandfathered in and MUST maintain our solvency as a POA to protect our usage rights.

JUNKYARD PROPERTIES: Vacant lots and home yards cleaned up is a problem for all of us. Currently, we, as members of SFIA, have filed reports to the Teller County Code Control on 2-properties. One property is in the hands of the Attorney General's Office for failure to comply, and the other is still under investigation by Teller County Code. I, as your president, collected these filings and submitted them, representing SFIA dues paid members. These are Teller County Violations, not SFIA code violations. We have it in our by-laws to let people know that we are a unified PROPERTY OWNERS ASSOCIATION.

VANDALISM is an ongoing problem here in SFIA, and we need every member and property owner to be more aware of possible break-ins. I personally have filed these break-ins with the Sheriff's office. They tell me the more people come forward, the more they take notice and support OUR Association.

SPEEDERS on SFIA property are still a problem. Several of the vehicles noted have been found to be renters. It is the responsibility of the Property Owner to inform the renters that they are to follow the SFIA by-laws and covenants. We do have a lot of the properties here as rental units now. Again, it is the responsibility of us all to report speeders to the Sheriff's office. We, as a board, do not have control of this.

We wish you all a very safe and happy 2016 Holiday Season and a very Happy 2017 New Year!

SFIA President Corry Somerville

AMENDED DECLARATION OF COVENANTS

A volunteer committee was formed to review the existing Declarations of Restrictions which are the original, not revised or amended since filed October 20, 1959, to make recommendations to the Board as to what changes (amendments) should be made in order to have the Restrictions reflect what the current times as well as the laws governing associates with common

interest owned property dictate. This task was completed and presented to the Board for approval. The Board approved these recommendations for presentation to the membership for a vote. This vote will be by attendance at the meeting and by the enclosed absentee ballot. An explanation of voting is below.

Enclosed is a copy of the proposed Amended Declaration of Covenants, Conditions, and Restrictions. For comparison, the current Restrictions can be found on the SFIA website, http://www.sfiadivide.org/uploads/ORIGINAL_COVENANTS.pdf. The proposed document is not up for discussion, but only to vote for approval or non-approval. If the document is approved it will be forwarded to legal counsel to be checked for content, compliance with statutory law, and whatever else counsel may deem necessary to ensure that the document to be recorded at the Secretary of State and Teller County Recorder's offices is legally correct. The implementation of absentee and proxy votes is for tabulation of a Quorum as set forth in the current by-laws.

ABSENTEE BALLOTS: Your absentee ballot is on the back of this announcement. It is to vote for approval or non-approval of the Amended Declaration of Covenants, Conditions and Restrictions if you do not plan to attend the meeting. Please circle YES for approval or NO for non-approval and print your name and sign your name to cast your vote. **BALLOTS MUST BE RECEIVED BY THE BOARD NO LATER THAN JANUARY 7, 2017** in order to allow time for validating current membership and tabulation of votes.

PROXY VOTES: Your proxy ballot is on the back of this announcement. The purpose is to allow non-attending members to allocate their vote to another qualified

member, or recorded entity (the Board), in their stead. If you wish to designate a proxy, please print the name of the person or entity that you are designating to vote your proxy, print your name and sign your name. **PROXY VOTES MUST BE RECEIVED BY THE BOARD NO LATER THAN JANUARY 7, 2017** in order to allow time for validating current membership of the designated proxy and for the tabulation of the proxy votes.

REGISTRATION AND VALIDATION OF MEMBERS ATTENDING THE MEETING AND WISHING TO VOTE WILL START AT 1:00 PM AND STOP PROMPTLY AT 1:45 PM. BALLOTS WILL BE HANDED OUT AT THE DOOR.

NO OTHER VOTES WILL BE CONSIDERED

ANY PROPERTY OWNER THAT IS NOT CURRENTLY A MEMBER IN GOOD STANDING MAY USE THEIR BALLOTS AND PROXY IF ACCOMPANIED BY A PAYMENT OF \$36 FOR DUES JULY 2016 - JUNE 2017, ONLY IF THE APPROPRIATE DATA AND PAYMENT ARE RECEIVED NO LATER THAN JANUARY 7, 2017 FOR VALIDATION AND TABULATION OF VOTES.

Absentee and proxy votes need to be returned in the envelope provided.

There will be no other business presented that will require a vote of the membership.

REMEMBER! Acceptance of these recommended amendments does not mean that in the future, if a conflict or better wording, etc., is presented in the manner described and voted on, that this document cannot be amended.

ABSENTEE BALLOT FOR APPROVAL OR NON-APPROVAL OF NEW DOCUMENT AS PRESENTED
CIRCLE EITHER YES OR NO

Amended Declaration of Covenants, Conditions and Restrictions

YES

NO

PRINTED NAME OF PROPERTY OWNER: _____

SIGNATURE OF PROPERTY OWNER: _____

OR:

DESIGNATED PROXY FOR APPROVAL OR NON-APPROVAL OF NEW DOCUMENT AS PRESENTED

PRINTED NAME OF DESIGNATED & QUALIFIED PROXY _____

PRINTED NAME OF PROPERTY OWNER: _____

SIGNATURE OF PROPERTY OWNER: _____