

SHERWOOD FOREST IMPROVEMENT ASSOCIATION, INC. (SFIA)

Newsletter and notice of annual meeting of members to be held Sunday, July 15, 2012 at 1:00 p.m.

Presidents Report

It is time to announce the SFIA annual meeting to be held on July 15th at 1:00 at the SFIA hall. I strongly urge property owners to attend and take part in your association.

Since our last meeting Tina Klein has resigned as a board member and treasurer. Catherine Di Mauro has volunteered to server on the board and the board has appointed her as the treasurer.

With the installation of the new sign and the approval of the updates and modifications to the By-laws and Articles of Incorporation last year, there has not been much association activity. This may also account for the lack attendance at the last SFIA semi-annual meeting. However, it is extremely important to have an active and vital association and board to deal with issues as they arise, often unexpectedly, such as the damage to the sign and the SFIA hall break in that was reported in the January newsletter. I really believe the association has a good foundation to go forward and, as I have said before, I hope everyone will try to take an active interest in the association because for those that live in Sherwood Forest it is your community and for the rest of the property owners we want to do what is best to protect your investment and, possibly, your future home.

Unfortunately, the igniter for the heater for the kitchen and restroom areas failed during the coldest part of the winter. The water pipes froze but, luckily, none broke and there was no damage. We had to run the main hall heater until we could get this fixed, which accounts for higher heating costs this year, and had to pay to get the heater fixed. The SFIA board should now be able to repair it in the event this happens again in the distant future. We have a spare igniter on hand and installation instructions will be taped to the side of the heater.

Therefore, it is extremely important that more property owners pay the annual dues. Being a voluntary association presents significant funding challenges. The 2012/2013 membership dues are currently \$36.00 and last year 148 members (about 1 in 3 and down from 179 the previous year) paid their 2011/2012 dues. Currently, without any form of contingency, in a normal minimum expense year the expenses for insurance, taxes, utilities, newsletters and minor miscellaneous would be approximately \$6,100 (the SFIA hall costs are almost half of this) with an annual shortfall of about \$1,000 per year. This doesn't include the website cost which will be due again in two (2) years and, again, any contingency. (NOTE: The well users fees pay for the well so there is no additional shortfall.) The association can not survive for long at this rate and we need your support to ensure that the association does survive. Again, while there is no specific legal benefit for maintaining the SFIA, the intangible benefits of dealing with potential issues as an identifiable organization versus a single individual is a definite plus and a viable, vital association relies on participation of everyone that can afford to pay. Failure to do so could result in the eventual dissolution of the association.

While no one has submitted their name to run for the board, there will be a vote at the annual meeting. This will be addressed below. Please take the time to review the newsletter and to return the enclosed ballot, along with your 2012/2013 dues, to be received by Saturday, July 14, since a quorum of property owners is required. If you are attending the annual meeting, please bring your dues notice/ballot form and you can pay your dues at 1:00 and vote at the meeting. Also, I will be glad to serve as proxy for those who are unable to attend the meeting. Also, if your are willing to run for the board, please contact me at pearcek@netzero.com.

My term on the board and as president is up after the annual meeting. However, because it has been difficult to get property owners involved and because I want to see the association continue, I have agreed to run for another term.

Finally, I would like to thank the current board members for their efforts in serving on the board during the past year. I appreciate their efforts and concern for and interest in our community.

Ken Pearce
SFIA President

Mailing List

We have received a new mailing list from Teller County. If you know anyone who hasn't received a mailing, please notify the SFIA board at pearcek@netzero.com. This newsletter is also posted on the SFIA web site, www.sfiadivide.org.

Dues

The 2012/2013 membership dues of \$36.00 (this is only \$3.00/month) are due July 1, 2012. Please complete the dues portion of the enclosed form and return it with your check. Current dues are required to be eligible to vote at the annual meeting, to use the community well or to be able to rent the SFIA hall. I urge all property owners to pay the dues. As seen by the proposed 2012/2013 expense budget, below, it still takes about \$8,280 to run a basic association and a sustainable, vital association relies on participation of everyone that can afford to pay.

All property owners paying the \$36.00 2012/2013 dues prior to the annual meeting will be entered into a drawing to receive a \$25 gift certificate donated by McGinty's Wood Oven Pub in Divide and another to receive a \$20 gift certificate donated by Russ' Place in Divide. Hopefully, if a property owner living outside of Sherwood Forest wins, they can use it when visiting the area. Thanks to both restaurants for their generous support.

Meeting Agenda

The annual meeting of the property owners of the SFIA shall be held at 1:00 p.m., on Sunday, July 15, 2012 at the SFIA hall.

- 1:00 - 1:30 Registration for voting and
Recording & counting of Absentees (if unable to attend – **Please mail Dues/Ballot form**)
(if attending meeting – **Please bring your Dues/Ballot form**)
- 1:30 Meeting called to order
Reading of Meeting Minutes of January 15, 2012
Treasurer's report
Vote on 2012/2013 budget
Old business
New business
Vote to elect new board members
Vote to winterize the SFIA hall
Announce next meeting
Adjournment

Financial Report/Budget

Below is the financial report for 2011/2012 with the budget versus the actuals.

SFIA Approved Expense Budget 2011 – 2012

Expenses	<u>Budget</u>	<u>Actual Cost</u>	<u>Variance</u>	<u>Variance Explanation</u>
Website – Prepaid	\$0.00	\$0.00	\$0.00	
Insurance	\$3,000.00	\$3,207.00	-\$207.00	
Insurance Deductible	\$1,000.00	\$0.00	\$1,000.00	
Business Misc	\$300.00	\$428.81	-\$128.81	
Property Taxes	\$800.00	\$650.60	\$149.40	
Entrance Sign	\$2,800.00	\$2,593.98	\$206.02	
Utilities:				
SFIA Hall	\$1,000.00	\$1,242.75	-\$242.75	Heater failure
SFIA Well	\$150.00	\$141.00	\$9.00	Note: paid from well account
SFIA Sign Light	\$250.00	\$236.88	\$13.12	
Postage	\$600.00	\$428.74	\$171.26	Fewer mailings
Printing & Reproduction	\$1,200.00	\$779.90	\$420.10	Fewer mailings
Professional & Legal Fees	\$100.00	\$0.00	\$100.00	
Total Expenses	\$11,200.00	\$9,709.66	\$1,490.34	
20% Contingency	\$1,240.00			
Total Expense Budget	\$13,440.00	\$9,709.66	\$3,730.34	

Following is the proposed 2012/2013 budget. Note: we still have no estimate of how many property owners will pay voluntary dues. Because of this, the proposed budget is bare minimum, with the exception of replacing the damaged sign.

Sherwood Forest Board Meeting
May 20, 2012
Location: Community Building

5 board members present:

Ken Pearce, Kent Templeton, Shannon Brooks, Corry Somerville, Sr., and Catherine DiMauro.

Mark Knight, Larry Van't Hul, Mike McClain, and Kim Cruz were absent.

Meeting was called to order.

[Pres] K. Pearce announced Catherine DiMauro has volunteered to join the SFIA board as well as fill in as the SFIA Treasurer. The board thanks Catherine for volunteering to do this!

[Pres] K. Pearce stated the liability and board member insurance bill is expected any day. A discussion took place and it was decided that the new SFIA sign will be added to the yearly insurance if the cost is \$50.00 or less a year. (\$1000.00 deductible. Sign cost \$3200.00+.)

[Sec] S. Brooks read the Community Member meeting notes from 4/29/2012.
C. Somerville moved that notes be accepted; Kent Templeton seconded; vote unanimous.

K. Pearce presented chaining/welding the bike rack to the old well-head located at the community well pump property to secure it. C. Somerville and K. Templeton agreed. Ken will discuss this solution with Mark to see how difficult this would be.

C. Somerville spoke to Black Mountain regarding topping off well pump. Fill with native soil and cover last two feet with an expanding solution such as Beninight (?).

The board discussed the need for some type of lighting at night for the SFIA Community Sign.

~[Pres] K. Pearce spoke with and then met Dave with IREA at the SFIA sign regarding attempting to find a solution to light the sign at night.

~To bring a power source down the pole and add a meter and light would cost \$3,000.00-\$3,500.00.

~It was highly recommended that solar panel/light/s be added

~C. Somerville will continue to research cost effective solar lighting means.

~The board members discussed highway grade reflective paint or tape as well.

Next board meeting will be held 6/3/12 at the Community Hall to finalize Newsletter.

C. Somerville voted meeting be adjourned; C. DiMauro seconded; vote unanimous.

Meeting adjourned.

Sherwood Forest Board Meeting
April 29, 2012
Location: Community Building

5 board members present:

Ken Pearce, Mark Knight, Shannon Brooks, Corry Somerville, Sr., and Kim Cruz.

Kent Templeton, Larry Van't Hul, Mike McClain, were absent.

Meeting was called to order.

[Pres] K. Pearce announced T. Klein resigned from the SFIA board after the Community Member meeting in January.

~The SFIA board members discussed possible alternative community/board members that may be willing to full fill the treasury position for the remaining few months.

~C. Sommerville will ask one community member; K. Pearce will ask another.

[K. Pearce] has set up all bills to be paid through auto- pay.

~The SFIA property taxes were paid last week.

K. Pearce presented bank account balances as of **4/22/2012**:

- ❖ S.F.I.A. Operating Account - \$22,617.06
- ❖ S.F.I.A. Well Account - \$600.24
- ❖ Total Cash & Bank Accounts \$23,217.30

[Sec] S. Brooks read the Community Member meeting notes from 1/15/2012.

M. Knight moved that notes be accepted; C. Sommerville seconded; vote unanimous.

C. Sommerville brought up need to at least temporarily anchor the plastic bus stop to the ground as it continually blows over.

~C. Sommerville also brought up the need for a possible bike rack as some children are riding their bikes to the bus stop and having to chain their bikes to the poles.

C. Sommerville will get price range to purchase products needed to seal/top off the one abandoned well head in Sherwood Forest.

[VP] M. Knight will bring left over paint from the SFIA sign and place it in the kitchen cabinets at the SFIA hall.

The board discussed the need for some type of lighting at night for the SFIA Community Sign.

~[Pres] K. Pearce stated he thinks the best starting point is to check with IREA to see if it's possible that they bring some type of power source down the pole where light/s could be attached.

~C. Sommerville priced some solar panel/light sources which start at \$500.00 plus.

- Restitution of \$50.00 has been paid by each of the three juveniles whom kicked in the SFIA Community Centers doors in September 2011.
- Their individual apology letters have been received and the board read those out loud.

A community member contacted Ken regarding a community garage sale.

~The board discussed how the different garage sales have been received in the past.

~The board decided to advertise for a community garage sale with in all of Sherwood Forest on a particular weekend (date to be decided).

~It would then be up to each household who wants to participate to advertise with in the Sherwood Forest Community with signs/directions/etc.

SFIA Semi-Annual Member meeting will take place **July 15, 2012** at the SFIA Community Building located at:
269 Knighthood Drive
Divide, CO 80814

K. Cruz voted meeting be adjourned; M. Knight seconded; vote unanimous.

Meeting adjourned.