

SHERWOOD FOREST IMPROVEMENT ASSOCIATION, INC. (SFIA)

Newsletter and notice of annual meeting of members to be held Sunday, July 21, 2013 at 1:00 p.m.

Presidents Report

It is time to announce the SFIA annual meeting to be held on July 21st at 1:00 at the SFIA hall. I strongly urge property owners to attend and take part in your association.

This has been a very slow period for the association, especially since the January semi-annual meeting. With the winterization of the hall we had no additional failures and, therefore no additional unexpected maintenance costs.

It is very important that more property owners pay the annual dues. Being a voluntary association presents significant funding challenges. The 2013/2014 membership dues are currently \$36.00 and last year 133 members (less 1 in 3 and down from 148 the previous year) paid their 2012/2013 dues. However, with a few donations and 13 paying ahead, we exceeded the budget projection. Those property owners who paid double dues by paying again after the January newsletter who think they are in this group and want this 2nd payment credited towards the 2013/2014 dues should contact me at pearcek@netzero.com or via mail to SFIA, 269 Knighthood Ln, Divide, CO 80814 to verify their status.

Without any form of contingency, in a normal minimum expense year the expenses for insurance, taxes, utilities, newsletters and minor miscellaneous would be approximately \$6,000 (the SFIA hall costs are still about half of this). This doesn't include the website cost which will be due again next year and, again, any contingency. (NOTE: There are currently 9 well users whose fees pay for the well.) This past year there was no shortfall, but costs keep going up. While there is a cushion in the general account due to the payment from the court judgment a couple of years ago, this cushion will be eventually eroded over time. Because of this, the past and current boards have been reluctant to engage in anything but minimal expenses. If we could ever get to a breakeven or gaining dues status, it would enable the board to look into more expenses benefiting the property owners and enhancing the value of the association. 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 eventually result in the potential 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 2013/2014 dues, to be received by Saturday, July 20, 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 you are willing to run for the board, please contact me at pearcek@netzero.com.

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

Fire Mitigation

It is fire season again and with all of the fires in the Teller county area last year, fire mitigation should be on everyone's mind. A concerned, property owner, who wishes to remain anonymous, has found the fire mitigation program, Ready, Set, Go!, which has been endorsed by the Divide Volunteer Fire Department. It is a very good document and it will be posted on the SFIA website, www.sfiadivide.org. Also, while walking through the subdivision cigarette butts are often found on the side of the road. Given how dry it is, this is very dangerous to all of the residents. Please refrain from this practice. Finally, if property owners, especially those not living here, have dead/fallen trees they would like cleaned up, or would like your lot checked, please contact Ken Pearce at pearcek@netzero.com.

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 website, www.sfiadivide.org.

Dues

The 2013/2014 membership dues of \$36.00 (this is only \$3.00/month) are due July 1, 2013. 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 2013/2014 expense budget, below, it still takes about \$7,000 to run a basic association.

Property owners paying the 2013/2014 dues prior to or at the annual meeting will be entered into a drawing to receive a \$25 gift certificate donated by McGinty's Wood Oven Pub in Divide or 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 for a second year.

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 20, 2013 Treasurer's report Vote on 2013/2014 budget Old business New business Vote to elect new board members\ Discuss fire mitigation Announce next meeting Adjournment

Financial Report/Budget

Below is the financial report for 2012/2013 with the budget versus the actuals.

<u>Income</u>	<u>Budget</u>	<u>Actual Cost</u>	<u>Variance</u>	<u>Variance Explanation</u>
Dues -140 budget/133 paid	\$5,040.00	\$5,626	\$586.00	Donations & paid ahead
Hall – 2 budget/5 paid	<u>\$100.00</u>	<u>\$250.00</u>	<u>\$150.00</u>	
Total Income	\$5,140.00	\$5,876.00	\$736.00	

SFIA Approved Expense Budget 2012 – 2013

<u>Expenses</u>	<u>Budget</u>	<u>Actual Cost</u>	<u>Variance</u>	<u>Variance Explanation</u>
Website – Prepaid	\$0.00	\$0.00	\$0.00	
Insurance	\$3,250.00	\$2,889.00	\$361.00	Depends on billing dates
Insurance Deductible	\$1,000.00	\$0.00	\$1,000.00	
Business Misc	\$300.00	\$272.82	27.18	
Property Taxes	\$700.00	\$655.88	\$44.12	
Utilities:				
SFIA Hall	\$1,000.00	\$567.12	\$432.88	Winterized hall
SFIA Sign Light	\$250.00	\$258.89	-\$8.89	
Printing & Postage	<u>\$550.00</u>	<u>\$501.76</u>	<u>\$48.24</u>	
Total Expenses	<u>\$7,050.00</u>	<u>\$5,145.47</u>	<u>\$1,904.53</u>	
15% Contingency	<u>\$1,057.50</u>			
Total Expense Budget	\$8,107.00	\$5,145.47	\$1,904.53	
Total Budget Shortfall	-\$2,967.50	\$730.53		

Following is the proposed 2013/2014 budget. Note: we have made an estimate of how many property owners will pay voluntary dues based on the previous year decline in payments. The proposed budget is bare minimum. Also, the \$1000 insurance deductible is held in reserve and is, therefore, no longer included in the budget to give a truer expense picture.

SFIA Proposed Budget 2012 – 2013

Income

Dues (130 property owners of 457)	\$4,680.00
Hall	<u>\$150.00</u>
Total Income	\$4,830.00

Expenses

Website – Prepaid	\$0
Insurance	\$3,550.00
Business Misc	\$300.00
Property Taxes	\$700.00
Utilities:	
SFIA Hall	\$600.00
SFIA Entrance Light	\$330.00
Printing & Postage	\$550.00
Total Expenses	\$6,030.00
15% Contingency	<u>\$9,044.50</u>
Total Expenses	\$6,934.50

Total Budget Shortfall **\$2,104.50**

Winterization the SFIA Hall

As indicated by the financial report above, the winterization of the hall cut down on the utility costs without impacting the association; no one requested to use the hall during that period. Special thanks to Mark Knight for winterizing and un-winterizing the hall.

Board of Directors Election

According to the amended Articles of Incorporation, board members are elected to two (2) year terms, with approximately half of the members being elected every other year to provide for some continuity. With the present board, the following members have one (1) year remaining: Kim Cruz, Mike McClain, Jean Miller and Ken Pearce

Currently, no one has expressed interested in serving on the board; however Shannon Brooks, Catherine DiMauro, Mark Knight and Corry Somerville have agreed to run again. To have a sustainable association there need to be property owners interested enough to serve on the board and we will need volunteers at the meeting. We urge and encourage residents of Sherwood Forest to attend the annual meeting and to volunteer run for election to the board. Please vote on the enclosed ballot form for those that have volunteered to run for the board and complete the proxy portion of the enclosed form to have your voice heard for those who volunteer to run at the annual meeting.

Well

The 2013/2014 well fee of \$50.00 is now due and to use the well the association dues must also be current. The well lock will be changed at the end of July. Please return your well fee along with your 2013/1014 dues with your ballot or bring them to them to the annual meeting. Catherine DiMauro will handle the key swap. If you are not currently a well user but want to use the well, please contact Catherine DiMauro at catdimauro@msn.com or Ken Pearce at pearcek@netzero.com.

Sale of Properties

Several property owners have expressed interest in selling their property in Sherwood Forest. Posting this interest on the SFIA website has resulted in 1 or 2 sales this past year. The best opportunity is for a neighbor who might be interested in expanding their property. Those interested should send their property and contact information to pearcek@netzero.com or mail it to SFIA, 269 Knighthood Ln, Divide, CO 80814 to be posted on a page on the SFIA website.

SHERWOOD FOREST IMPROVEMENT ASSOCIATION, INC. (SFIA)
269 Knighthood Lane
Divide, Colorado 80814

Address Service Requested

PRESORTED
STANDARD
U.S. POSTAGE
PAID
DIVIDE, CO
PERMIT NO. 30

Speeding and Driving Unregistered Vehicles

The board has received several complaints about excessive speeding and of individuals driving unregistered vehicles in the subdivision. The speed limit is 20 mph. We have children playing during summer and deer are now getting hit. There are children and adults walking and riding bikes. On our dirt roads, at high speeds vehicles would have NO ability to stop and there could soon be a tragedy. Also, it is illegal for people, of any age including children, to drive/ride unregistered vehicles of any type (dirt bikes, ATVs, etc.) on any of the county maintained roads of Sherwood Forest.

Bus Stop

The bus stop and bike rack still appear to get plenty of use. However, someone has put a second hole in the back side. While we don't know it was school students, we urge parents to encourage their children to respect the bus stop. The association will likely not be able to replace the bus stop if it becomes a hazard.

Electronic Notification

We thank those who have opted to receive official electronic notification. If you are interested in helping to reduce printing and mailing costs by receiving this newsletter by e-mail, please send your e-mail address, including the name on the property to pearcek@netzero.com. Please indicate you are electing to receive official SFIA communications by e-mail.

Hall Income

There has been some success in renting the SFIA hall and income for 3 rentals has been included in the budget. We encourage the rental of the hall and anyone interesting in doing so should contact Ken Pearce at pearcek@netzero.com.

Donations

A member of our community is a collection point for much needed household and clothing donations for One Nation Walking Together, which is committed to making a positive difference in the lives of Native American Indians living on reservations as well as providing programs for urban Indians. If you have a donation for this charity, please contact Catherine DiMauro at catdimauro@msn.com

Semi-annual Meeting

The next semi-annual meeting will be held Sunday, January 19, 2014 at 1:00 at the Divide Pikes Peak Community Club. Note: the SFIA hall will again be winterized.

Sherwood Forest Board Meeting
August 18, 2013
Location: Community Building

5 board members present:

Mark Knight, Shannon Brooks, Corry Somerville, Sr., Mrs. Somerville, & Catherine DiMauro.

Mike McClain, Kim Cruz, Lisa Wolverton & Jean Miller were absent.

Ken Pearce attended ~ will consider running as member of large.

Meeting was called to order 1:01 pm.

Voting for 2013-2014 board members:

S. Brooks nominated M Knight as **President**; C Somerville seconded; vote unanimous

Knight nominated S. Brooks for **Vice President**; C Somerville seconded; vote unanimous.

S Brooks nominated C DiMauro as **Treasurer**; C Somerville seconded; vote unanimous.

S. Brooks nominated K Cruz as **Secretary**; C DiMauro seconded; vote unanimous.

President – Mark Knight
Vice President – Shannon Brooks
Treasurer – Catherine DiMauro
Secretary – Kim Cruz

The drawing for the property owners who paid their annual dues will be done with Catherine and Mark with Ken's guidance

Catherine will continue to pick up mail at the Post Office box.

M. Knight provided two rental checks to Catherine for total of \$50.00

SFIA Board has a balance of \$51.28 at Shipping Plus in Divide

Catherine presented receipts for items she purchased: Flash Drive, Paper Clips, Envelopes, Copy Paper and Stamps to total \$25.48

Mark moved that expenditure be accepted; Corry seconded; vote unanimous.

Mark will go to Park Bank State and trust with a copy of today's notes and start new signature card. Shannon and Catherine will follow as soon as possible.

Mark went in and spoke to Sheriff Ensminger personally regarding speeding with in the SF community. They are willing to increase patrols with in the community. Several of the board members present have seen several deputies patrolling with in Sherwood Forest at different times of the day. We all thank the Teller County SO for doing this!

Catherine presented the approved 2013-2014 budget:

Approved SFIA Budget 2013-2014

Projected Income

Dues (130 Property Owners of 457)	\$4680
Hall Rentals (3)	<u>150</u>
Total Projected Income	\$4830

Expenses

Website-prepaid	\$ 0
Insurance	3550
Business Misc.	300
Property Taxes	700
Utilities	
SFIA Hall	600
SFIA Entrance Light	330
Printing and Postage	<u>550</u>
Total Expenses	\$6030

15% Contingency reserve	[\$ 945] held in
Insurance Deductible	<u>[\$1000] held in reserve</u>
Budget Total	\$7975

S. Brooks moved the meeting be adjourned; C. Somerville seconded; vote unanimous.

Meeting adjourned 2:04 pm