

Sherwood Forest Owner's Association
Board of Directors Meeting
Managers Report
July/August 2006

Overview of Past Month

The past month has been extremely quiet as far as visitors are concerned. I'm sure the state of the economy has something to do with this situation.

We are currently gearing up for the official "end" of the season which tends to be the busiest for our staff. Corn Feed and Dance this weekend, Volunteer Picnic and Dance next weekend, ending with the Spooky Wagon ride and Sherwood Olympics on Labor Day Weekend. Not to mention Woodcutting on September 9th and again on September 30th. On the 30th we will be having a regular Oktoberfest including dinner followed by a dance. We are certainly ending the season with a bang!

We do need volunteers for the above mentioned activities. Any help would be appreciated just talk to someone in the office or at the front counter to sign up.

Golf Carts/ATV's

We had many owners make the switch on displaying the larger numbers and it is becoming noticeable in the Forest. There are a few owners so far that are refusing to make the switch. John Jacobson was involved in one incident although we have worked out a solution with the owner involved.

Our tactic is to gently remind people of the requirement for the rest of this season and then crack down next season. Unless someone flat out refuses to put them on. Those people will be dealt with yet this season up to and including the issuing of fines.

Included in your packet is a suggestion submitted by a lot owner regarding ATV's. Her suggestion is to limit how many ATV's an owner can have on their lot and to not let in guests' ATV's at all.

Accounts Receivables/Collections

We collected approximately \$8,000.00 since the first of August and have started receiving the special assessments. Within the past month we have collected \$1,688.00 in past due assessments. At this time we have turned one lot over for foreclosure with a Sheriffs Sale scheduled on October 13th. One lot that was up for foreclosure has been sold and will be paid in full shortly.

We have approximately \$48,000 sitting on the books past due. \$27,000 are seriously past due and either have been turned over to Collections or will be.

I have at least two dozen cards turned off at present and within the next week will be turning off the rest so we will have two weekends to address these issues face to face with the owners.

Lot Sales

Since the last board meeting there have been 6 lots that have sold.

Mail

We have passed out the hold harmless agreements for those who would like their mail forwarded this winter.

Town Representatives

Following are issues that I agreed to mention for the Town Reps:

Considering building a skateboard ramp

Use of speed bumps on the roads

Is it permissible to have a plastic toy box at the playgrounds?

Rules

Need to address existing guest houses that did not meet specs at time of purchase. We have a situation where a new lot owner bought property with a guest house that does not meet Sherwood's spec. How do we hold the new lot owner accountable for this when he did not know what he was buying in the first place?

Speeding needs to be addressed. It seems like it's out of control this season. I think we need to revisit the subject of speed bumps for various areas of the Forest. This situation is leading to many angry owners and I would like to come up with a long term solution.

Can I print a "blanket" warning in the Weekender to speeders and then pass out fines on Labor Weekend?

Addition to Deck

The deck is almost completed. We have yet to install the ceiling fans and molding around the floor. I've talked to an owner who is an electrician and he suggests using exterior fans that can withstand the elements. These fans run approximately \$100 - \$150 a piece. We are running various fund raisers to pay for these fans. We've also had several owners donate money towards this venture.

We would like to thank the owners that have donated money so far. It is very much appreciated.

Insurance

Auto Owners Insurance is now offering Directors and Officers Insurance. If Sherwood Switches to Auto Owners we can save \$816.00 per year. I need the Boards' thoughts on this.