

**DRAFT – UNAPPROVED**

**SHERWOOD FOREST OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
SATURDAY, January 21, 2006**

**Call to Order:** 10:15 AM in the Clubhouse

**Present:** Randy Doncaster, Charlie Rouse, Jerry Grady, Dave Wagner, Ginny Cain, Gene Ramacher, Maureen Dilley, Greg Modrow

George Poehlman will be joining via teleconference for Old Business and the Financial Report.

**Absent:** NenaSue Barker

**Also Attending:** Bernie Rosco from Security State Bank of Aitkin

**Review of Minutes:**

***Motion by Dave Baack*** to approve minutes for October 15, 2005 – with the following corrections –

Change header from November 19, 2005 to read October 15, 2005

Change attendance status to read Maureen Dilly – absent

Long Range Planning – insert Rouse behind Mr.

Audience Participation – Change Todd? to read Todd Johnson

And to approve the November 19, 2005 minutes as written. Seconded by Jerry Grady.

Yes – Unanimous.

***Motion passed.***

**Review of Agenda:**

Agenda needs to reflect that Bernie Rosco from Security State Bank of Aitkin is present and will be talking to the Board at the time Old Business is discussed, about financing the electrical upgrade.

***Motion to accept the agenda:*** Charlie Rouse and seconded by Maureen Dilley.

VOTES: YES – Unanimous.

***Motion passed.***

### **New Business:**

Dave Baack stated that he was approached by an owner about allowing steel roofing that Menards carries. Dave said that he would get more information about the inquiry.

### **Old Business:**

George Poehlman joins the meeting via teleconference.

Bernie Rosco of Security State Bank of Aitkin stated that “our costs are going to be greater than what has been anticipated.” He suggested we go back to the association and ask for an extension on the electrical assessment.

George Poehlman stated that we should use \$50,000 in savings to fund the upgrade. After completion of the upgrade an agreement would need to be reached on supplying each lot with a certain amount of electricity to be included in the annual assessment and charging the lot owner for any amount used in excess of the agreed amount of electricity. We would like input from Attorney Tom Carlson regarding the covenants on charging for any amount of electricity over a determined amount and whether or not it will be legal.

Bernie agreed that George’s spreadsheet showing the funding and payments would work. He stated that Security State Bank of Aitkin will assist SFOA with the upgrade loan. He needs a motion from the Board today. Collateral would be common ground real estate, personal property of the association, company equipment and the special assessment.

***Motion by Charlie Rouse:*** to proceed with the negotiation process of pursuing a loan with the principle balance of \$600,000 with Security State Bank of Aitkin for the purpose of completion of the electrical upgrade. Seconded by Dave Baack.

VOTES: YES – Unanimous.

***Motion passed.***

### **Financial Report:**

Complete financial report for December 2005 will be given in February 2006. George has no concerns about our financial state.

Discussion on the 2006/07 budget.

***Motion made by Charlie Rouse*** to approve a 6% increase in the annual assessment. Dave Baack seconded.

VOTES: Yes – 6 votes  
No - 2 votes  
Abstain – 1 vote

***Motion passes.*** Annual assessment is increased 6% or \$30 per lot.

George Poehlman – teleconference ends.

**Correspondence:**

A letter from Tom Carlson will be discussed in the Manager's Report.

**Managers Report:** Read by Jackie.

Ask Tom Carlson to review Maintenance Supervisor job description and Employee Guideline Handbook.

Lot N218 – the board authorized a purchase of the lot up to \$5000.00, if clear title can be obtained. Tom Carlson may pursue this and come back to the board, if an agreement is reached with the company that purchased the defaulted loan, with the figures for a motion.

N709 – Send a letter stating the pulsating fence in the back of the lot needs to come down. Invite the owner to appear in front of the board if he would like to.

No Board Action Required.

**Maintenance Report:** Read by Jackie.

Big London comfort stations are finished. Maintenance building work is completed. The transferring of equipment/tools from the old shop and downstairs will begin this week.

No Board Action Required.

**Environmental:** Maureen Dille asked that management place the tree order for Arbor Day based on last years tree order. She also stated that the bushes/shrubs were a big hit last year.

**PR/Nomination/Communication:** Jerry Grady

Jerry stated that he had 6 board applications. Ginny asked that the names on the applications be put in the minutes. It was decided that the names would not be put in the minutes at this time as an applicant may yet change his/her mind about running.

**Activities:** Dave Baack

A schedule for the 2006 season is done. There are two dances scheduled with live music. We would like to apply for a temporary on sale license to sell pop for set ups and 3.2% keg beer for these two functions.

**Motion made by Dave Baack** to apply for a special temporary on sale liquor license from Hazelton Township. Seconded by Ginny Cain.

VOTES: Yes: 8  
No: 2

**Motion Passes.**

**Lot Sales:** Jackie Christopherson  
No new items noted.

**Newsletter:** Rose Hendrickson

The next newsletter will go out in mid-summer.

**Rules and Compliance:** Ginny Cain

Ginny would like the rule changes emailed out to all board members.

Guest Fee discussion.

**Motion made by Dave Baack** to raise the current \$2 a day guest fee to \$5. Seconded by Charlie Rouse.

**1<sup>st</sup> VOTE:** YES 4  
NO 4

President must vote to break the tie.

**2<sup>nd</sup> VOTE:** YES 5  
NO 4

**Motion passes.**

Management needs to work on the wording for those guest fees that are refunded.

Storage lot fee discussion.

**Motion made by Ginny Cain** to raise the current rate of \$25 per year storage lot fee to \$50. Seconded by Jerry Grady.

VOTE: YES 5  
NO 2  
Abstain 1

**Motion passes.**

Owner personal mail and SFOA liability discussion.

**Motion made by Charlie Rouse** that as of the start of the 2006 camping season all owner mail must go to a different address/location or it will be marked return to sender.

Seconded by Jerry Grady.

VOTE: YES – Unanimous.

**Motion passes.**

**Buildings and Grounds:** Greg Modrow

Greg will be reviewing permit requirements with Aitkin County and Vern Cretinon so that the information can be published and included in the annual packet for owners.

We need to send a certified letter to C238 warning him of the window size violation.

Invite him to appear in front of the board if in disagreement. If he does not respond to the letter or correct the violation we need to issue a fine.

**Long Range Planning:** Charlie Rouse

No money, no planning.

**Security:** Dave Wagner

No items noted.

**Volunteers:** Not present.

**Audience Participation:**

Dave Baack announced that Michelle Weiner had volunteered to be the new secretary for the board. He also thanks Cheryl Rouse for her years as secretary and the fabulous job that she did for the board.

**Motion made by Charlie Rouse** to appoint Michelle Weiner as the new board secretary.

Seconded by Jerry Grady.

VOTE: YES – Unanimous.

**Motion passes.**

Next meeting will be February 18<sup>th</sup>, 10 AM at the SFOA Clubhouse.

**Motion made by Ginny Cain** to adjourn the meeting. Seconded by Charlie Rouse.

VOTE: YES – Unanimous.

**Meeting adjourned at 1:05 PM.**

