

Sherwood Forest Lot Owners Association
Annual General Meeting August 13, 2022

Jo Marchand and Mike Connor's home
1 p.m.

MINUTES

In attendance: Bob & Goldie Betts, Deb and Steven Bishop, Mike and Jo Connors, Deb and Kevin Cutler, Gwen & Mike Cadue, Brenda Daugherty, Beth MacPherson, Cece Reinhardt, Peter Shortt, Dwight Snair, Brian Terry, David & Theresa Threadgold

1. Welcome and Introduction of new lot owners

Goldie Betts, Vice Chair, welcomed the attendees in the absence of Robert Ormerod, President.

2. Review of Minutes from AGM 2021

Beth MacPherson, Secretary, read the Minutes from last year's meeting. These were accepted as circulated.

3. Reports

a. **President's Report**—Goldie read the written report provided by Robert Ormerod. An overview of the work done on the road in the last year was noted in the report.

b. **Treasurer's Report**—Michael Connors provided the financial report.

Bank Balance Aug 8, 2021	-\$ 6552.78
Dues Collected	--10,508.00
Total Funds	--17060.78
Expenses:	
Culvert	\$ 1926.25
Snow and sanding	2702.50
Port a potty	250.00
Paint for sheds	124.41
Stamps	36.14
Total Expenses	\$ 5096.70
Bank Balance	\$11964.08

i. Financial Report Discussion

Michael noted that we did not have the grating on the road done this year which generally runs around \$ 6,000. It was felt that a regular consistent program for the road is necessary.

Michael also discussed the outstanding invoices for road dues. Thanks to Jo, Mike, Aron Mason, Rebecca, Nancy & Kevin Green, Cece, Brenda, Debbie & Kevin Cutler and Peter for the help they provided filling in pot holes this year. Nancy, Peter and Kevin were thanked for their help in painting the two sheds at the head of the road.

Action: Debbie Cutler raised a motion to accept the Financial Report. Seconded by Dwight Snair CARRIED.

ii. **Other**--Beth noted that though we do not own the lake, we are the stewards of it. A discussion ensued on the nature of watercraft on the lake. Most lot owners are aware that there are large rocks in the lake, sometimes in unpredictable places. A pontoon has been in use in the last few weeks by one of the owners and the question was raised about its safety if it were to encounter large rocks unexpectedly. Also, if there were to be an increase in the use of fossil fuel boats, there would be concern about the impact on the eco-system. The lake has been home mostly to quiet craft. It was noted that the real estate agent selling the properties next to us, notes that there is a boat launch in the printed materials. A few lot owners have found dead fish and eels in the last while. After much discussion it was agreed that we could:

- Create a sign and post it near the easements indicating that there are large rocks throughout the lake so that care should be taken when exploring the lake in watercraft.
- The motors that are used on the lake should not exceed 5 horsepower and electric motors should be encouraged.

4. New Business

a. Increase in road dues—Mike Connors

Michael noted that we have spent \$ 28,800.00 over the past four years on road upkeep and repair. This includes 50 loads of gravel and \$ 8400.00 in plowing and sanding.

Michael felt we should consider raising the road dues to prepare for any unforeseen road situations.

Action: Michael raised a motion to increase the road dues in 2023 to \$ 275 per lot. This will be reviewed at the AGM in 2023 and we will further increase the dues to \$ 300 per lot at that time if we have a quorum agree to that increase. Seconded by Jo **CARRIED.**

b. Commerical signage on SFLOA road sign

The main issues with this new development are:

--the Executive was not consulted

--The road may or may not be zoned for commercial use

After much discussion, it was concluded that for only one business a professional sign at the entry to the road that was not attached to the road sign itself might be a solution.

c. Executive Elections

--Peter Shortt was nominated from the floor to take over the President's position. Vote taken, unanimous, CARRIED

--There being no other nominations for Vice-Chairman, Goldie agreed to continue in this role.

--Michael Connors raised a motion to nominate Jo Marchand as secretary, Vote taken, unanimous, CARRIED

--There being no nominations for Treasurer, Michael Connors agreed to continue in that role.

--Michael Cadue and Dwight will form the road committee.

d. Webpage Private Group for the Road

Cece and Brenda offered to create a webpage for lot owners where things related to the road can be posted and discussed.

e. Booking the contracts for Road Repair and Plowing at each AGM

Since it would be best to have these contractors booked well in advance, and to enforce a regular, consistent plan for the road:

ACTION: Michael Cadue raised a motion that we enforce booking the contractors within 2 weeks of each Annual General Meeting. Seconded by Cece Reinhardt. CARRIED.

Respectfully submitted,

Beth MacPherson

Note:

1. *After the AGM, Michael Cadue was able to contact Eugene and book the road repair work for Spring 2023.*
2. *Private Web page update: We now have a Sherwood LOA website. A spot to gather and share information for our community. It is a private website meaning that you will need a password to enter. Please save the password for future use. The Website and password are as follows:*
sherwoodforestloa.com
password: sherwood (all lowercase)

