

SHERMAN PINES HOMEOWNERS' ASSOCIATION, INC.
Edgewater Management Group, LLC

P.O. Box 150
Fort Edward
NEW YORK 12828

TELEPHONE: (518) 557-5403
Kelly Cell: (518) 281-0043
FAX: (888) 567-6784
E-MAIL:
kelly.wolfe@edgewatermg.com,
lee@edgewatermg.com

Website: www.shermanpineshoa.com

MINUTES OF BOARD MEETING HELD
November 2, 2021

Time: Meeting started at 6:00 - 7:54 PM

Present: Scott Wiggins, Kelly Wolfe (EMG), Brendan Graney, Mike Olson, Ryan Dickey, Mike Young

Absent:

Agenda:

- **Approval of prior board meeting minutes**
- **Financials Update**
- **Old Business**
- **New Business**

Approval of Prior Board Meeting Minutes

We approved the meeting minutes from the May 19th and September 1st meetings

Financials Update

Key Bank as of 11/3/21

- Checking Account - \$28,842.86
- Money Market - \$16,505.14
- Key Bank CD - \$32,219.62
 - Interest rate .05%
 - Matures 7/5/2023
- HRCU CD - \$187,997.26
 - Interest rate 1.24%
 - Matures 2/8/2022

Old Business

- Rules and Regulations - The below are some areas that need further alignment.
 - Insurance to be carried by owners - this will need to be checked since it may or may not be needed. A check with the lawyer or someone in insurance to confirm.
 - Parking - this still needs some work. Some sections talk about garage, Minibikes, etc. Limit on recreational vehicles on the property to 5 days or something similar? if not parked in the garage of the homeowner
 - Fencing - need clarification on what stockade fencing is since we do not want chain link fencing. Here is a definition that was found on the Internet. A stockade fence is a

- simple fence constructed with wood boards that has pointed edges placed tightly against one another, giving you a solid panel.
 - Driveway section of the by-laws needs to be reworked.
 - **We decided to continue to keep this on hold and consider tackling this topic in the Spring of 2022.**
- Septic system declaration clarification - we asked a lawyer for clarification on this and drafted/approved a resolution. The resolution states that the tank to the leach field is HOA and from the house to the tank is homeowner responsibility.
- Lighting of the signs is completed.
- Entrances appearance will be addressed in the Spring 2022. We have a Town of Queensbury water tap in place but getting a meter box and sprinkles installed during the Fall 2021 proved to be a challenge. We will have everything on order and ready to go in the Spring 2022
 - Mulch at entrances was put on hold since we were getting the lighting and electrical done. This was not done in 2021 and will be handled with the general cleanup in Spring 2022.
- 39 Autumn Cover replacement on septic tank - HOA expense to have this replaced and was approved. Stone has replaced the cover with a poly riser since availability of a concrete cover was too long.
- 5 Fawn Lane - Leach Field was installed
- 61 Peachtree Lane - Leach Field was installed
- 39 Autumn Lane - Trees, Garage Door, and Paint Shutters was approved
- 39 Autumn Lane - old building materials in common land (This was cleaned up by the same people who handled the fencing on the common land)
- Fence repair common area fence behind 52 Peachtree Lane was completed
- 46 Fawn Lane - concern over tree roots and the septic tank. Stone checked it and did not find anything to be concerned about with the tree roots at the current time.

New Business

- 43 Peachtree Lane common area trees were approved to be removed
- 30-34 Fawn tree was trimmed in the common area of dead limbs
- Brush hogging was done. No advanced notice was given and needs to be documented and communicated for future brush hogging
- Septic pumping was completed on 9/13-24
- 46 Fawn Lane - dead tree was measured and determined to be on homeowner property. The board approved its removal at homeowner expense.
- Mike Olson resigned from the board on 8/4
- Website updates are needed for the change of address of Edgewater
- 54 Autumn Lane - tree removal and new landscaping request was approved
- 85 Peachtree Lane - lighting damage to a tree in common area, tree needs to be removed by Ward bros.
- 5 Autumn Lane - needs to be reseeded in the Spring due to the electrical at that entrance and the need to run the wire down the edge of the road
- Stone findings from the annual pumping that need to be addressed:
 - Tech noted a sprinkler line runs across the top of inlet cover at #34 Fawn. It is highly recommended the sprinkler line be relocated to avoid potential damage during digging in the future.
 - Tech noted #46 Fawn is 3ft down and highly recommends a riser cover for future pumping. Edgewater will get a cost from Stone and will be in contact with the homeowner about putting this in place for final approval.
 - Tech hit a sprinkler line when probing to identify tank location at #16 Fawn. The sprinkler line runs directly over the tank.
 - (Picture included). It is highly recommended the sprinkler line be relocated to avoid future issues when digging

- Location of pool at 42 Fawn Lane could potentially be on some of the leach field. Needs to be checked by Stone and the homeowner in the Spring before the pool is setup again.
- 46 Fawn Lane sent a certified letter to Edgewater about the on-going back and forth between them and 42 Fawn Lane. The board reviewed the letter and decided that no action would be taken to address the main topic that was the concern since it appears to be a homeowner to homeowner topic. The board's main concern is from a liability standpoint with HOA common land.
- The election will happen on November 16th and since this is the first time that we have had 5 candidates for the two open spots. In order to have a quorum we would need to have 42 homeowners voting by ballot. If no quorum exists, the board will ask the 5 candidates to stay after the annual meeting to give a short explanation of why they want to join the board and will then hold a board meeting minus the board member up for reelection and select two candidates out of the pool of 5 to serve a two year term.

Next Meeting Date & Time

Next meeting will be after the annual meeting so we assign the positions of the board of directors and cover any open items from the annual meeting.

Thank you.

Sherman Pines Board of Directors