

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

20 Prospect Street Suite 201
Ballston Spa
NEW YORK 12020

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
June 8 2017

Time: Meeting started promptly at 7:00 - 8:38 PM

Present: Scott Wiggins, Don Burnham, Mike Young, Bill Andrews

Absent: Kelly Wolfe (EMG)

Agenda:

- **Approval of prior board meeting minutes**
- **Board Member Resignation**
- **Past Due/Legal Action**
- **Financial Review**
- **Old Business**
- **New Business**

Approval of Prior Board Meeting Minutes

We approved the meeting minutes from the January 4, 2017 board meeting

Board Member Resignation

Michael Kissane sold his house and resigned from the board as of March 15th 2017

Past Due

- \$13,390.22 Past Due as of May 31st
- Lien in the amount of \$10,545.46 (lawyer is involved, disclosure and discovery phase is ongoing with a possible judgement as the expected outcome)
- Lien in the amount of \$2324.76 (homeowner has been paying the agreed \$75 per month)
- Past due \$180 (check bounded and Edgewater in contact for payment)
- \$105 - statement sent
- \$70 - statement sent
- \$60 - statement sent
- \$55 - statement sent

- \$50 - statement sent

Financial Review

The operating checking account has a balance of \$11,337.18 and the money market checking account has a balance of \$10,483.16. We have one CD at Key Bank in the amount of \$25,534.25.

We consolidated the others CD's into one large CD at Hudson River Credit Union. Need to contact for a current balance since the website is not showing it.

All of the balances above were as of June 11th

Old Business

- HOA Rules And Regulations- to be discussed and agreed at the annual meeting on the path forward - No movement on this topic yet
- Annual Events
 - Garage Sale - July 8th
- Tree that was removed by 12 Peachtree Lane was dropped, cut, and put in common land but it needs to be removed in the Spring
-

New Business

Common Area Tree Issues Damage by Storm (HOA Expense)

- **38 Peachtree Lane** - Three trees in common land need to come down. He is aware that they will need to go over his property to get to the trees. Three other trees on his property are either cracked up the tree or unstable and he wants to remove them. We gave him the approval with the idea that he plants something else in return. The two trees are between 38 & 42 Peachtree and 38 Peachtree & 58 Autumn. Kelly should send an email with the formal approval.
- **36 Autumn Lane** - Two trees need to come down in common land.
- **10 Autumn Lane** - huge pine behind the fence that needs to come down. Leach field is back in that area so they should not drive trucks past the tree or we risk leach field damage. They have a popup camper stored on common land that needs to be removed in order to get to the common land. This tree needs to come down since it is split off already
- **43 Autumn Lane** - Two trees at the end of the driveway that need to come down and some debris that needs to be removed.
- **12 Peachtree Lane** - Piles need to be removed. The homeowner stated that he would ONLY allow High Peaks to access the area. We have selected Ward Bros to do the work and if the homeowner will not allow access then leave the piles

Trees - Homeowner Expense

- **16 Autumn Lane** - They have a dead tree in their backyard that we gave them permission to remove. It is a small pine tree and this is homeowner expense to remove.

Other Items

- 39 Autumn Lane - homeowner did not inform the board of a front porch addition but received a building permit from the Town of Queensbury. The HOA should have been notified and informed about this addition.

Edgewater to send a letter to the homeowner informing of the violation and to follow the HOA by-laws when future work is planned.

- The board received complaints about the condition of a fence at 15 Autumn Lane and at 19 Autumn Lane. One fence has sections that are falling down and the other one is painting three different colors. Edgewater should contact the homeowners about the complaint.
- We discussed the need to make sure that new homeowners are informed of the Sherman Pines HOA by-laws. More and more violations are taking place and the board does not want to fine people and would just like for homeowners to send a request so it can be properly documented and recorded in the board meeting minutes
- Garage Sale is July 8th. Bill Andrews will place the ad in the Post Star

Next Meeting Date & Time

Sometime in August/September 2017

Thank you.

Sherman Pines Board of Directors