

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

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**MINUTES OF BOARD MEETING HELD**  
**December 15, 2021**

- Time:** Meeting started at 7:00 - 8:17 PM
- Present:** Scott Wiggins, Brendan Graney, Ryan Dickey, Jared Burns
- Absent:** Kelly Wolfe (EMG), Mike Young
- Agenda:**
- **Approval of prior board meeting minutes**
  - **Financials Update**
  - **Old Business**
  - **New Business**

**Approval of Prior Board Meeting Minutes**

We approved the annual meeting minutes and they were sent out via Edgewater to all homeowners.

**Financials Update**

Key Bank as of 12/13/21

- Checking Account - \$25,993.31
- Money Market - \$16,505.28
- Key Bank CD - \$32,222.31
  - 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.**
- 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 - it was HOA expense to have this replaced and was approved in a previous board meeting. The board approved a concrete but Stone installed a concrete grade ring and poly cover as the opening on the tank was an odd diameter and this was the only option after they were on-site to do the work.

### New Business

- Website updates are needed for the change of address of Edgewater
  - <https://www.shermanpineshoa.com/bylaws---budget> (Offering Plan Added)
  - <https://www.shermanpineshoa.com/payment> (Addresses changed)
  - <https://www.shermanpineshoa.com/about-qhegj> (Monthly Dues Updated)
  - <https://www.shermanpineshoa.com/maps> (Property Maps Added)
  - <https://www.shermanpineshoa.com/faqs> (Septic Information Added as PDF files)
  - <https://www.shermanpineshoa.com/contact> (Addresses changed)
- 85 Peachtree Lane - lighting damage to a tree in common area, tree needs to be removed by Ward bros. Ward Bros is scheduled to be on-site Saturday December 18<sup>th</sup> at 8:30 AM to look at it.
- 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.
  - Dean from Stone is schedule to visit 46 fawn Lane so he can provide the board of directors a quote. This visit should happen the week of December 20<sup>th</sup>.
- 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.

- Update December 15<sup>th</sup> meeting - the board reviewed the content of both certified letters and did not change the position of the board. We will be sending a letter to the homeowner informing them of the decision and to ask them to stop further communication on this topic.
- Board Positions
  - President - Brendan Graney
  - Vice President - Mike Young
  - Treasurer - Scott Wiggins
  - Secretary - Ryan Dickey
  - Board Member - Jared Burns
- CD options for our HRCU CD that will be up for renewal in February where briefly discussed. Interest rates are still very low and the board did not see many options but will check before the renewal date to see what is the best path forward with these reserves.
- Letter being sent to one new homeowner that is not paying the monthly amount.
- Welcome Packet draft exists. Thanks to Will Peterson who volunteered at the annual meeting to assist with drafting something. The board will do a final approval and then we will load it on the website and Edgewater will start to use it for new homeowners.
- A suggestion for an Amendment was made by a homeowner. Any amendments will need 66% of the homeowners to vote and approve. The board review the amendment but decided not to take action at this time to try to get it approved.
- 13 Fawn Lane Sprinkler line was cut by Stone and needs to be repaired in the Spring 2022
- Phone Number Issue was reported via Facebook post. All phone numbers on the Sherman Pines HOA website should be correct. We could not figure out where the wrong phone number that was reported in the post.
- 34 Autumn Lane has a strong odor and thinks maybe the leach field has a problem. Stone has been contacted and they will be on-site the week of December 20<sup>th</sup> to check it out. The leach field has already been replaced back in 2004

**Next Meeting Date & Time**

Spring 2022

**Thank you.**

**Sherman Pines Board of Directors**