

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

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MINUTES OF BOARD MEETING HELD
April 8, 2020

Time: Meeting started after the annual meeting at 7:00 - 8:36 PM

Present: Scott Wiggins, Mike Young, Kelly Wolfe (EMG), Don Burnham, Mike Olson, Brendan Graney

Absent:

Agenda:

- **Approval of prior board meeting minutes**
- **Introductions**
- **Approval and addition to the board meeting minutes**
- **Financials Update**
- **How do we handle possible homeowners not able to pay**
- **Old Business**
- **New Business**

Approval of Prior Board Meeting Minutes

We approved the meeting minutes from the March 18, 2020 board meeting

Introductions & Approval of new board members

Mike Olson and Brendan Graney were appointed to the Sherman Pines Homeowner Association Board of Directors. The board has the authority to appoint new board members and both homeowners came forward after the passing of Lee Cormie who was on the board previously.

Financials Update

Key Bank as of 4/4/20

- Checking Account - \$36,454.84
 - Interest rate .01%
 - 2019 Interest \$3.55
- Money Market - \$16,502.53
 - Interest rate .03%
 - 2019 Interest \$9.76
- CD - \$31,277.70
 - Interest rate 2.956%
 - 2019 Interest \$858.98
- HRCU CD - \$184,535.02
 - Interest rate 1/24%
 - 2019 Interest \$2263.61

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 put this on hold until we are ready to get the signatures needed. We will try a new lawyer that Edgewater has been using to review the language and see if our proposed changes are allowed.**
- March 2020 we will open up a CD in the 20-24K range depending on how much money we have in the operating checking account. **We decided to wait during this board meeting since interest rates are dropping due to COVID 19. We will consider in the fall again.**
- Septic Pumping companies need to be check for 2020. Stone should be considered but we need to check with others. Kelly is working on quotes from three other companies to compare against Stone.
- Septic system declaration clarification - we are asking a lawyer for clarification on the language in the declaration on whose responsibility is it for the tank. **We decided during this meeting to put this on hold since we spent \$1860 already to review the different sections of the book without a clear recommendation from the lawyer.**
- Lighting of the signs will be explored. Solar seems to be the best option and will be checked.
- Lawn Care was discussed and we decided to leave the area that is not Sherman Pines HOA property by the fence on Peachtree Lane out of scope. The landowner did not want us to maintain it last year and we will see how it is maintained and then decide if we should include it or not. SNS landscaping will be used for the 2020 landscaping.
- Common area tress behind 20 Peachtree was discussed and approved to have dropped. We received a quote for \$856 to drop them and \$1712 to have them removed. The feeling was that we could just drop them and if the homeowner wants to have them removed then the costs should be split between the HOA and homeowner for the difference in price. This has been done in the past and is now documented below for any future tree issues on common land.
- 9 Fawn Lane has some tree damage from the ice storm in February. Board looked at the trees and agreed that the trees need to be removed totally since they are near a leach field.
- 5 Autumn Lane has a common area tree leaning towards their house from the ice storm in February. We will be removing the branch or the complete tree.

New Business

- 38 Fawn Lane - the board approved the removal of the trees at homeowner expense after checking with the homeowner at 34 Fawn Lane to make sure they did not have any objection to the trees being removed.
- If we see a house going up for sale, we will reach out to the real estate agent reminding them that Sherman Pines is a HOA.
- General rule for common ground trees:
 - HOA will drop the trees in the common land and leave them
 - If a homeowner is not satisfied with dropping of a common land tree, they can split the difference with the HOA to have the tree removed. The difference would be the cost to drop vs. the cost to

remove the tree.

- o If a common land tree is near a leach field and has the potential to impact the leach field when it is dropped, the HOA will remove the complete tree

Next Meeting Date & Time

Tentative Date is June 18th

Thank you.

Sherman Pines Board of Directors