

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

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MINUTES OF BOARD MEETING HELD
October 30, 2019

- Time:** Meeting started after the annual meeting at 7:58 - 8:30 PM
- Present:** Scott Wiggins, Don Burnham, Mike Young, Lee Cormie, Kelly Wolfe (EMG)
- Absent:**
- Agenda:**
- **Approval of prior board meeting minutes**
 - **Old Business**
 - **New Business**

Approval of Prior Board Meeting Minutes

We approved the meeting minutes from the October 23, 2018 board meeting

All other board activities were handled via email

Old Business

- 28 Autumn Lane approval for roof replacement and tree removal (granted in June 2019 via email vote)
- Approval of a shed located behind the fence at 38 Fawn Lane (granted in September 2019 via email vote)
- Engagement of the lawyer for homeowner that was not making the agreed \$300 per month assessment after the judgement (approved via email in September 2019)
- 16 Autumn Lane approval for tree removal (granted in October 2019 via email vote)
- HOA on the sign - it was decided that we should HOA onto the signs so new homeowners know that Sherman Pines is a HOA.
- By-law change was discussed at the annual meeting and confirmed right after that 67% of the homeowners need to agree to any by-law changes. The documents are filed at the Warren County Clerk and we assume that any changes would also have to be registered at the Clerk's office but it needs to be checked and confirmed.
- Rules and Regulations - Lee shared his proposed changes during the annual meeting. 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.

New Business

- We discussed and agreed that we would check the Stone pricing for next year pumping. It is now \$175 plus a \$20 dig fee per house
- 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
- One homeowner asked if there was a way for the HOA to offer a discount for full year payment. It is not possible since we are a not for profit and that would mean that other homeowners would have to make up any shortfall to maintain our annual budget

Next Meeting Date & Time

December 18th 2019

Tentative Dates for 2020: March 18th and June 18th

Thank you.

Sherman Pines Board of Directors