

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

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**MINUTES OF BOARD MEETING HELD**  
**December 27, 2022**

**Time:** Meeting started at 7:00 - 8:11 PM

**Present:** Scott Wiggins, Brendan Graney, Ryan Dickey, Jared Burns, Kelly Wolfe (EMG), Scott Rogers

**Absent:**

**Agenda:**

- Increase for 2023
- Tree Issues
- Septic
- Past Due

**Increase for 2023**

- We will post on Facebook the increase of \$2 to remind people to change any auto payments that they may have in place.

**Tree Issues**

- Fence Repair in the common area of Peachtree Lane – we will have the company that has repaired sections of the fence in the past do the work in the spring.
- Tree/Sink Hole (12 Peachtree Lane) – waiting on other items to be finalized and decide on next steps. We are checking into the possibility of making the access roads that were originally planned for the development. Letters will be mailed to the four homeowners where the access roads would be cut in.
- Tree (42 Peachtree Lane) – Need to check which trees and impact on the two leach fields that are behind this house.
- 39 Autumn Lane tree issue – rotted tree that appears to be in common land and needs to be removed. We will contact the homeowner and ask that they mark the tree for the tree company to look at it.
- 24 Fawn Lane common land tree issue – common land tree that broke off and is hanging between two other trees.
- 41 Fawn Lane Tree – tree came down in common land and is on the ground on top of the leach field.
- 18 Peachtree Lane – tree broke off from common land tree and is in the homeowner yard. Need to check the health of the tree that is still standing when removing the part that is on the ground.

- Document where the leach fields are compared to the trees so we can share with the tree company. This was done right after the meeting and shared with Edgewater.

### Septic

- Septic markers – need to be delivered to 61 Peachtree Lane and 73 Peachtree Lane who requested them.
- Leach fields/Filters – we would like to set up a conference call with the engineer to discuss 61 Peachtree Lane which has a filter on the tank. This is the only one in the development with this type of setup. In the spring, we would like to hire the engineering firm to walk the leach fields that have been replaced and properly map the GPS coordinates of the filters and discuss whether we should consider filters on the leach fields that do not have them currently that were already replaced.
- Access Roads – we are waiting for quotes for two access roads. One on Fawn and one on Peachtree. These were originally planned for the development, but the developer never cut them in. The idea was to allow access to leach fields with both access roads. A letter has been drafted and will be sent to the four homeowners who will be impacted by cutting down the trees and making this area accessible for future work.
- 16 Fawn Lane – Stone came out to check a potential septic issue but found that the tank was at normal levels so did not pump. The homeowner was hearing gurgling sounds which is usually a sign of some issue, but nothing found.

### Past Due

- We have one homeowner who had a large past due balance, and they were paying \$300 per month based on a settlement that was reached with them. They had to make 45 payments which they have made, they still have a past due balance consisting of lawyer fees, late fees, and missed assessments during the repayment period. Edgewater will be sending this homeowner a detailed statement and letter explaining the charges and how the payments were applied. The board discussed and agreed that the homeowner needs to make full repayment before any lien will be removed that is in place.
- We had one homeowner that had reached \$256 in past due which would have started the lien process based on our rules and regulations. That homeowner was contacted by Edgewater, and they made a payment of \$250 on 12/22.

### Next Meeting Date & Time

Spring 2023

Thank you.

Sherman Pines Board of Directors