

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

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MINUTES OF BOARD MEETING HELD
March 23, 2022

Time: Meeting started at 7:06 - 7:50 PM

Present: Scott Wiggins, Brendan Graney, Ryan Dickey

Absent: Kelly Wolfe (EMG), Jared Burns

Agenda:

- **Approval of prior board meeting minutes**
- **Financials Update**
- **Old Business**
- **New Business**

Approval of Prior Board Meeting Minutes

We approved the board meeting minutes of December 15, 2021.

Financials Update

Key Bank as of 3/24/22

- Checking Account - \$32,779.77
- Money Market - \$16,510.68
- Key Bank CD - \$32,226.29
 - Interest rate .05%
 - Matures 7/5/2023
- HRCU CD - \$188,834.70
 - Interest rate .25%
 - Matures 2/8/2024

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.
 - Matt's Landscaping is on schedule for April (most likely) to install the meter pits so we will have water at each entrance.
- 85 Peachtree Lane - lighting damage to a tree in common area, tree needs to be removed by Ward bros. Ward Bros dropped the tree in common land.
- 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 visited 46 fawn Lane so he can provide the board of directors a quote. We sent the information to the homeowner for approval since it will mean a riser in the yard. The expense for the riser will be HOA costs.
- CD was renewed at HRCU for a 2-year term at .25%. We figured if rates go up then we will renew early or at least we are not locked in for a long term.
- 13 Fawn Lane Sprinkler line was cut by Stone and needs to be repaired in the Spring 2022
- 34 Autumn Lane has a strong odor and thinks maybe the leach field has a problem. Stone went on-site to check and did not find anything wrong. The leach field has already been replaced back in 2004

New Business

- 45 Fawn Lane septic tank issue, Stone found a blockage from the house to the tank
- 47 Peachtree Lane septic tank issue. Stone came out and did not find any issues with the tank or leach field. We will have Stone take a more detailed look during pumping time in the Fall 2022

- 57 Autumn Lane tree broke off and hanging on another tree over homeowner fence. Ward Bros came and took care of it.
- Garage Sale - Facebook post was created to check which weekends in June would work the best. June 4th, 11th, or 25th.
- 78 Peachtree Lane - Brendan will check and report back
- Mike Young who was a board member for many years passed away in February. He spent numerous years on the HOA board (15+ at least) and his dedication and contributions to the HOA board and neighbors will be sorely missed. Mike's position is up for re-election in the Fall 2022 so the board will continue to operate with four members until the next election.
- Ryan Dickey has taken the role of Secretary and Jared Burns has taken the role of Vice President of the HOA board.

Next Meeting Date & Time

Summer 2022

Thank you.

Sherman Pines Board of Directors