

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

20 Prospect Street Suite 201
Ballston Spa
NEW YORK 12020

TELEPHONE: (518) 557-5403
Kelly Cell: (518) 281-0043
FAX: (888) 567-6784
E-MAIL:
kelly.wolfe@edgewatermg.com,
lee@edgewatermg.com

Website: www.shermanpineshoa.com

5 homeowners in person and 2 proxy were submitted for the annual meeting

Meeting started at 7:05 PM and ended at 8:40 PM

Sherman Pines Annual Homeowners Meeting
October 23rd , 2018
Crandall Library - Holden Room
Glens Falls, NY 12801

Don Burnham, Mike Young, Scott Wiggins, Lee Cormie

Agenda

- Call to Order
- Approval of Annual Meeting Minutes 2017
- Treasures Report
- Treasures Report - Past Due
- Septic Update
- Septic Update - Pumping & Leach Fields
- Septic Update - Leach Fields (Facts & Figures)
- 2019 Budget - Draft
- Improvements
- Board Notifications
- By-laws - Path Forward
- Election of Board Members
- Questions/Open Discussion

Treasures Report

- Budget
 - ▶ The overall budget is running close to plan. We will most likely still move around 12K to the reserves that was planned. The major expense running over budget is Legal \$4419 vs. \$2000
 - The legal fees are charged to the homeowner and will be paid back over time but the HOA has to pay the legal fees up front to the lawyer
 - ▶ The leach field reserve appears to be in good shape.
 - ▶ The board felt for the 2019 budget that we would keep the dues at \$46.
 - ▶ CD/Reserve Funds (Balances as of October 15th)
 - ▶ \$181,136 CD at Hudson River Credit Union
 - ▶ \$26,046 CD at Key Bank
- \$28,674 Checking, \$10,489 Money Market (Balances as of October 15th)
- Total Reserves: \$207,182 (not including operating checking or money market)

- 2018 septic pumping has not be paid yet

Treasures Report - Past Due

- Past Due Account Totals

- ▶ \$14,665.27 Past Due as of September 30th (\$6,624 - 2008 Meeting, \$10,135 - 2009 Meeting, \$12,450 - 2010 Meeting, \$11,011.50 2011 Meeting, \$12,737.50 2012 Meeting, \$14,069.50 - 2013 Meeting, \$14,984.50 - 2014 Meeting, \$20,832 - 2015 Meeting, \$12,956 - 2016 Meeting, \$13869.42 - 2017 Meeting)
- ▶ Past due amounts include any lawyer fees that have been added to the homeowners
- ▶ Lien in the amount of \$11,305.51 (lawyer was involved, personal judgement was granted by the court and the homeowner is paying \$300 per month now)
- ▶ Lien in the amount of \$1,853.76 (homeowner is paying \$75 per month)
- ▶ Past due \$959 where the homeowner now longer owns the home and appears to be handled over to the bank back in 2017. No lien since in place due to foreclosure
- ▶ Past due \$124 where a HOA letter was sent to the homeowner requesting payment
- ▶ Past due \$112 where a HOA letter was sent to the homeowner requesting payment
- ▶ Past due \$107 where a HOA letter was sent to the homeowner requesting payment

Septic Update

- Septic schedule - Scheduled to be pumped in 2018
 - ▶ Autumn 30, 54, 56
 - ▶ Peachtree 7, 8, 12, 18, 20, 29, 33, 38, 42, 43, 44, 47, 52, 56, 60, 61, 64, 70, 74, 82, 85
 - ▶ Fawn 2, 21, 29, 30, 33, 37, 41, 45
 - ▶ We expected the total to be around \$6161.40
 - ▶ \$155 per house plus tax x 32 homes, \$20 dig fee plus tax x 32 homes, \$35 plus tax for three filter cleanings
- Septic schedule - Planned for 2019
 - ▶ Autumn 5, 6, 9, 10, 15, 16, 19, 20, 23, 24, 28, 29, 34, 35, 36, 38, 39, 43, 44, 48, 51, 52, 57, 58, 59
 - ▶ Peachtree 9, 19, 25, 39, 48, 51, 55, 67, 68, 73, 78, 81
 - ▶ Fawn 3, 5, 9, 10, 13, 16, 17, 20, 24, 25, 34, 38, 42, 46
- Septic estimate for single home in Queensbury for 20 yr. (was based on 16 yrs. in previous years)
 - ▶ Single home in Queensbury with a 20 year leach field life expectation
 - ▶ Assuming that the leach field is 405 square feet @ \$9.75 per foot
 - ▶ \$3950 would be needed
 - ▶ \$16.46 would need to be saved each month for 20 years
 - ▶ Sherman Pines Current Leach Field Savings
 - Based on our reserves of about 9K per year, we put in on average \$9 per month per homeowner. After 20 years, we saved \$2160 per homeowner

Septic Update - Pumping & Leach Fields

- Brush Hog
 - ▶ We did not do brush hogging this year and asked Stone to assess if it was needed or not. It will be needed based on Stone assessment and is being planned now for November.
- Leach Field Failures
 - ▶ We did not have any failures in 2018 but the septic pumping has

just finished. This is usually the time when problems arise with inspection of the leach fields and gallons pumped per house (when we see increased amounts)

Expected Costs

- Based on the last three leach fields and if we use the highest amount which was \$9.75 per square foot.
 - 22 x 1200 s.f = \$257,400
 - 1 x 800 s.f = \$7,800
 - 15 x 405 s.f. = \$59,231
 - Total: \$324,431
- The last few leach fields that we replaced have been in the 10-12K range for a three house leach field. This number can go up and down depending on the engineering work that is required, the amount of soil that may be needed for the right perk test, etc.

Septic Update - Leach Fields (Facts & Figures)

- The board developed a 16 year leach field projection Excel file that we have used for budget planning for numerous years now. We have now increased to a 20 year projection
- We use a figure of \$9,000 for all leach fields
- We have 38 total leach fields
- We have replaced 8 since the original leach fields have been installed
- In 1994, we had 13 leach fields installed. 7 have been replaced and 6 are going on 25 years of use
 - 4 are three house leach fields and 2 are single house leach fields
- In 1995, we had 4 leach fields installed. None have been replaced so far
 - 1 are three house leach fields and 3 are single house leach fields
- In 1996, we had 7 leach fields installed. None have been replaced so far
 - 3 are three house leach fields and 4 are single house leach fields
- In 1997, we had 7 leach fields installed. 1 has been replaced so far
 - 2 are three house leach fields and 4 are single house leach fields
- In 1998, we had 2 leach fields installed. None have been replaced so far
- Based on our 20 year projection, if ALL of the 1994-2000 leach fields all failed and had to be replaced in a short period of time, we would have a \$10,818 shortfall of funds. This is \$130 per home owner or \$11 per month.
 - This assumes that all of the leaches fields all fail in 2019

2019 Budget - Draft

Budget Report for Sherman Pines HOA			
	Budget 2018	Budget 2019	
Checking Account Balance	\$6,261.31	\$8,000.51	
Operating INCOME			
Income - HOA dues	\$45,264.00	\$45,264.00	*Assumes 82 houses are paying @ \$46 per month
Legal Fees Reimburse			
Interest	\$2,000.00	\$2,000.00	Projected interest on CD's
Late Fees			
Total Income	\$47,264.00	\$47,264.00	
Total Cash Available	\$53,525.31	\$55,264.51	
Operating EXPENSES			
Repairs and Maint.			
Septic Cleaning	\$5,356.80	\$9,639.00	*51 homes @ \$155 plus tax, @ \$20 plus tax
Emergency	\$1,500.00	\$1,500.00	
Tree Removal	\$5,500.00	\$5,500.00	
Grounds	\$3,000.00	\$2,500.00	*Reduced based on 2018 actual and every other week mowing
Leach Field Replacement	\$0.00		
Administrative	\$600.00	\$600.00	
Insurance	\$4,100.00	\$4,100.00	
Property Management	\$8,688.00	\$8,952.00	*Cost of living adjustment in the contract
SPEDES Permit	\$330.00	\$330.00	
Taxes: Real Estate	\$500.00	\$500.00	
Legal	\$2,000.00	\$2,000.00	*We think we have solutions in place for the two large balances
Accounting Review	\$1,200.00	\$1,200.00	
Miscellaneous - Web Site Maintenance	\$750.00	\$750.00	* Web site, Coupon Books, Bank fees, etc.
Total Expenses	\$33,524.80	\$37,571.00	
Contrib. to replacement/CD's	\$12,000.00	\$10,000.00	
Ending Cash Balance	\$8,000.51	\$7,693.51	

Improvements

- Green Day
 - Was skipped in 2018
- Annual Garage Sale (June 9th 2018)
 - We plan to fund this each year as an association
- Common Land Trees
 - Numerous trees are planned to be taken down in the common areas

Board Notifications

- Speed Limit
 - The speed limit in our development is 30 MPH but we have a lot of people that enjoy our community for walking, biking, kids enjoying yards, etc. Please keep your speed down so we can continue to enjoy our peaceful and tranquil neighborhood
- Trees
 - Any common area trees that seem to be in danger need to be brought to the board's attention; the board does NOT inspect the common land area unless requested and we do not want anyone getting hurt by trees that appear to be a danger. Any trees on homeowner property needs permission from the board BEFORE removal
- Additions/Improvement to the exterior of Homes
 - Any additions/changes to the exterior of homes need to be submitted to the board for approval
- Thank you for your attention, we do not want to start fining people for

not following the HOA rules and regulations.

By-laws - Path Forward

During the 2016 Annual Meeting, it was decided to rework the by-laws but the committee that was formed did not finalize anything.

We are looking for homeowners willing to commit the 3-5 hours to meet, discuss, and proposed new by-laws.

We will then need to get the needed signatures in order for them to go into effect.

The main complaints with the existing by-laws are around:

- Boats (should not be stored or parked for extended periods of time)
- Campers (should not be stored or parked for extended periods of time)
- Fences (old style stockade fencing only)

Election of Board Members

Questions/Open Discussions

- We will add the letters HOA to the sign so any potential new homeowners are aware that Sherman Pines is a HOA
- A lot of homeowners have changed from Ace Carting to Premier Carting. The prices being offered are \$22 per month with two months free. They also have an additional discount for autopay customers. This is NOT an endorsement from the Sherman Pines Board of Directors since garbage collection is a homeowner expense but we wanted to spread the word in case you are not satisfied with the recent service from Ace which has been spotty at best.