

**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](mailto:kelly.wolfe@edgewatermg.com),  
[lee@edgewatermg.com](mailto:lee@edgewatermg.com)

Website: [www.shermanpineshoa.com](http://www.shermanpineshoa.com)

## **MINUTES OF BOARD MEETING HELD January 4 2017**

- Time:** Meeting started promptly at 7:14 - 8:38 PM
- Present:** Scott Wiggins, Don Burnham, Bill Andrews, Michael Kissane, Kelly Wolfe (EMG)
- Absent:** Mike Young
- Agenda:**
- **Approval of prior board meeting minutes**
  - **Past Due/Legal Action**
  - **Financial Review**
  - **Old Business**
  - **New Business**

### **Approval of Prior Board Meeting Minutes**

We approved the meeting minutes from the October 13, 2017 board meeting

### **Past Due**

- \$12,858.62 Past Due as of December 31<sup>st</sup>
- Lien in the amount of \$9753.66 (lawyer is involved, disclosure and discovery phase is ongoing with a possible judgement as the expected outcome)
- Lien in the amount of \$2474.76 (homeowner has been paying the agreed \$75 per month)
- Past due \$260 (was making extra payments but fell behind with Christmas, etc. Has agreed to make two payments before end of January or the board authorized to start the lien process since they are over the \$250 threshold that we established years ago)
- \$160.20 past due balance on someone that has a lien fee that needs to be repaid
- New past due for \$110, usually pays when the fall behind
- New past due for \$100, was paying so not sure what is happening with this homeowner

### **Financial Review**

The operating checking account has a balance of \$26,265.99 and the money market checking account has a balance of \$34,480.43. We have five CD's in the

amounts of \$15,566.83, \$49,531.84, \$22,605.82, \$ 28,151.21, \$10,884.54, and \$25,345.24

All of the balances above were as of January 4<sup>th</sup>

#### **Old Business**

- HOA Rules And Regulations- to be discussed and agreed at the annual meeting on the path forward - No movement on this topic yet

#### **New Business**

- Michael Kissane has been appointed to the Sherman Pines HOA Board since he volunteered after the annual meeting and the current board can make appointments
- 16 Autumn Lane had a septic issue where an emergency pumping was needed. The emergency pumping was \$235.40. This house was pumped in 2015 during the normal pumping cycle
- Insurance is still open, waiting on a quote but prices seem to be going up
- We received a request from the homeowner at 12 Peachtree Lane to remove 8 trees. The board approved three trees on the homeowner property and one on association property. The homeowner is concerned on two of the four trees that we did not approve on homeowner property.
  - The board has approved the remaining two trees on homeowner land. The homeowner needs to replace with new trees that are at least five feet tall.
- Annual Events
  - Garage Sale - July 8<sup>th</sup>
  - Green Day - April 29<sup>th</sup>
- Tree that was removed by 12 Peachtree Lane was dropped, cut, and put in common land but it needs to be removed in the Spring

#### **Next Meeting Date & Time**

Sometime in the Spring 2017

**Thank you.**

**Sherman Pines Board of Directors**