

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

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MINUTES OF BOARD MEETING HELD June 18, 2020

- Time:** Meeting started after the annual meeting at 7:08 - 7:59 PM
- Present:** Scott Wiggins, Mike Young, Kelly Wolfe (EMG), Don Burnham, Brendan Graney
- Absent:** Mike Olson
- Agenda:**
- **Approval of prior board meeting minutes**
 - **Financials Update**
 - **Old Business**
 - **New Business**

Approval of Prior Board Meeting Minutes

We approved the meeting minutes from the April 8, 2020 board meeting

Financials Update

Key Bank as of 6/18/20

- Checking Account - \$44,095.79
- Money Market - \$16,502.80
- Key Bank CD - \$31,432.17
 - Interest rate 2.956%
 - Matures 4/5/2021
- HRCU CD - \$184,535.02
 - Interest rate 1.24%
 - Matures 2/8/2022

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 put this on hold until we are ready to get the signatures needed. We will try a new lawyer that Edgewater has been using to review the language and see if our proposed changes are allowed.**
 - **Postponed until after COVID is behind us**
- 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. **We decided to wait during this board meeting since interest rates are dropping due to COVID 19. We will consider in the fall again.**
- Septic Pumping companies need to be check for 2020. Stone should be considered but we need to check with others. Kelly is working on quotes from three other companies to compare against Stone. **Two quotes are in and waiting on the third to compare pricing.**
- Septic system declaration clarification - we are asking a lawyer for clarification on the language in the declaration on whose responsibility is it for the tank. **We decided during this meeting to put this on hold since we spent \$1860 already to review the different sections of the book without a clear recommendation from the lawyer.**
- Lighting of the signs will be explored. Solar seems to be the best option and will be checked. **Still needs to be explored in detail.**

New Business

- 78 Peachtree requested 6 trees and then changed it to 12 trees to be removed at the back of the property line. The board approved the request but then the homeowner stated that they are on common land. The board sees no reason to remove them if they are on common land. If the homeowner wants to remove the 12 trees at homeowner's expense the board approves this request.
- Common Land trees off of Upper Sherman - we have some trees that are dead and hanging on top of other trees. We agreed to remove these trees over safety concerns to anyone on HOA property.
- 2 Fawn Lane - we gave approval for the homeowner to remove two trees at their expense. The homeowner also aligned with the neighbor and they supported the removal of these trees.
- 13 Fawn Lane - request to remove 4 trees on common land. Have an arborist come and look at the trees and give the board an assessment.
- 38 Fawn Lane - request to have two trees removal that are rooting to the foundation from the common land. We had an arborist come to inspect them and he said that the roots are not from the trees that were requested. The board will not remove the trees in the common land.
- 67 Peachtree - requested clarification on property line, common area, and the use of common area since kids are playing in the common area. The board sent information via Edgewater on the property lines, explained the rules and regulations in usage of the common land, and explained that the HOA carries insurance for any possible injuries on common land. Any further topics like noise, etc. should be discussed between the homeowners or they should contact the Warren County Sheriff's office.
- Sherman Pines fence replacement behind 44 Peachtree Lane was approved for 10 sections of fencing that needed to be replaced at \$1200 plus tax for the labor and materials.
- 25 Fawn Lane had a section of a tree come down during a windstorm and the board approved the removal of the tree if needed at homeowner expense.
- Garage Sale - August 29th
- Informal Requests - From time to time a board member may be approached for advice or requests. These should all be directed to Edgewater; any topic will be brought to the complete board for approval and documented in board meeting minutes. A majority approval from the board is needed for anything to be approved.

Next Meeting Date & Time

Tentative Date is September 9th

Thank you.

Sherman Pines Board of Directors