

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

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MINUTES OF BOARD MEETING HELD
October 13 2016

Time: Meeting started promptly at 7:00 - 8:23 PM

Present: Scott Wiggins, Mike Young, Don Burnham, Bill Andrews, Kelly Wolfe (EMG)

Absent:

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 June 22, 2016 board meeting

Past Due

- \$12,956 Past Due as of September 30th
- Lien in the amount of \$9280.06 (lawyer is involved, disclosure and discovery phase is ongoing with a possible judgement as the expected outcome)
- Lien in the amount of \$2489.76 (homeowner has been paying the agreed \$75 per month)
- Past due \$1050.96 (homeowner is paying \$60 per month and plans to pay off the balance)
- Past due \$135 (making extra payments to get caught up)
- Lien fees need to be billed to a homeowner that fell behind and had numerous notices that went unanswered. That amounts to \$130.20

Financial Review

The operating checking account has a balance of \$18,807.31 and the money market checking account has a balance of \$34,470.33. We have five CD's in the amounts of \$15,565.47, \$49,441.01, \$22,601.92, \$ 28,148.44, \$10,883.47, and \$25,088

All of the balances above were as of October 12th

Old Business

- Vandals destroyed a tree in the common area of Peachtree Lane. Landscaper will be replacing with new trees
- HOA Rules And Regulations- to be discussed and agreed at the annual meeting on the path forward

New Business

- Fence on Peachtree Lane - we will hire a professional painter to stain the fence
- 3 Fawn Lane - we gave the approval for the homeowner to remove some trees that were causing damage
- Dead tree behind 21 Fawn Lane in the common property that needs to be dropped to the ground or removed completely
- Brush hogging - we need to mark the leach fields better going forward based on the maps and we should inform the homeowners when they are coming onto a property that is planned to be cut
- Tree in the common area between 18 & 20 Peachtree Lane is leaning and needs to be dropped or removed completely
- Tree in the common area behind 20 Peachtree Lane needs to be checked
- Homeowner that is refusing to pay, we have authorized the lawyer to start the disclosure and discovery phase with their lawyer

Next Meeting Date & Time

October 19th after the annual meeting

Thank you.

Sherman Pines Board of Directors