

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

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November 21st, 2024

25 homeowners attended either via Zoom or proxy vote, but we only had 23 proxy votes for elections at the 2024 Annual Meeting.

Meeting started at 7:03 PM and ended at 8:04 PM

Sherman Pines Annual Homeowners Meeting
November 21st, 2024
7PM
Zoom Virtual Meeting

Scott Wiggins, Brendan Graney, Ryan Dickey, Jared Burns, Scott Rogers

Agenda

- Call to Order
- Approval of Annual Meeting Minutes 2023
- Treasures Report
- Treasures Report - Past Due
- Septic Update
- Septic Update - Pumping & Leach Fields
- Septic Update - Leach Fields (Facts & Figures)
- 2025 Budget
- Improvements
- Board Notifications
- By-laws - Path Forward
- Election of Board Members
- Questions/Open Discussion

Treasure Report

- Budget
 - The overall budget is over in a few areas. The expenses running over budget are trees, administrative, and legal costs (charged back to the homeowner via liens).
 - We did not move any money to CD's, and we continue to reduce our overall reserve fund as our expenses are increasing more than our dues are increasing per year.
 - The leach field reserve is not enough to cover all expected failures using the current costs. The last projection was based on a 2021 leach field cost of \$22.19 per square foot.
 - The board felt for the 2025 budget that we would raise the

dues to \$55. We raised the dues \$2 in 2023 and 2024, but our costs exceeded our expenses, and we are pulling money from our reserves for day-to-day operating expenses.

- ▶ CD/Reserve Funds (Balances as of November 4th)
- ▶ \$197,813.62 CD at Hudson River Credit Union
- ▶ \$34,232.44 CD at Key Bank
- \$30,103.25 Checking, \$16,515.10 Money Market
- Total Reserves:
 - ▶ 2024 Annual Meeting: \$278,664 (including 30K of operating checking but we have a bill from Ward Bros for 9.6K for tree work) \$269,064 is a more accurate figure.
 - ▶ 2023 Annual Meeting: \$272,546 (including 30.8K of operating checking).
 - ▶ 2022 Annual Meeting: \$276,373

Treasure Report - Past Due

- Past Due Account Totals
 - ▶ \$2846 Past Due as of October 31st, (\$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, \$14,665.27 - 2018 Meeting, \$11027.27 - 2019 Meeting, \$7,313.97 - 2020 Meeting, \$4071.97 - 2021 Meeting, \$1,201.97 - 2022 Meeting, \$564 - 2023 Meeting)
 - ▶ Past due amounts include any lawyer fees that have been added to the homeowners
 - ▶ One homeowner had fallen behind, agreed to a payment plan and did not follow through. The board engaged in a letter, and we are proceeding with a judgement against this homeowner. The current amount due is \$1427.
 - *Update after the annual meeting: Judge Muller just signed an order awarding Sherman Pines judgment in the amount of \$1,222.00 for HOA dues and attorneys' fees and costs in the amount of \$4,275.00 for a total of \$5,497.00.*
 - ▶ \$405 - this homeowner falls behind and then usually sends in the payment. We have sent a certified letter, and the next steps will be to engage the lawyer.
 - ▶ \$344 - this homeowner has fallen behind and we have sent a certified letter, and the next steps will be to engage the lawyer.
 - ▶ \$325 - this homeowner has fallen behind and we have sent a certified letter, and the next steps will be to engage the lawyer.
 - ▶ \$165 - this homeowner has fallen behind and a late fee and statement is being sent monthly.
 - ▶ \$130 - this homeowner has fallen behind, made a large payment but still has a balance of \$130. Late fee and statement have been sent.
 - ▶ \$50 - this homeowner is behind one payment and a late fee and statement has been sent.
 - ▶ **Overall, the past due has seen a major increase over 2023 with 7 homeowners falling behind on dues.**

Septic Update

- Septic schedule - Scheduled in 2025
 - ▶ 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 schedule - Pumped in 2024
 - ▶ 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
 - ▶ The Stone invoice was \$12,618.60, \$9,342.40 Pumping, \$1,889.10 Dig Fee, \$825.52 Tax, \$561.58 Fuel Surcharge
 - ▶ \$291.95 per house plus tax x 32 homes, \$62.97 dig fee plus tax x 32 homes, \$0 for four filter cleanings

Septic Update - Comparison to single family home not in a HOA

- Septic estimate for single home in Queensbury for 20 yr.
 - ▶ Single home in Queensbury with a 20-year leach field life expectation
 - ▶ Assuming that the leach field is 405 square feet @ \$22.19 per foot
 - ▶ \$8987 would be needed
 - ▶ \$37.45 would need to be saved each month for 20 years
 - ▶ \$29.96 would need to be saved each month for a 25-year life expectancy
 - ▶ \$24.96 would need to be saved each month for a 30-year life expectancy
 - ▶ Sherman Pines Current Leach Field Savings
 - Based on our reserves of about 9-10K per year, we put in on average \$9-10 per month per homeowner.
 - **After 20 years, we saved \$2160-2400 per homeowner.**
 - **After 25 years, we saved \$2700-3000 per homeowner.**
 - **After 30 years, we saved \$3240-3600 per homeowner.**
 - We have **NOT** put any money into the reserves for 2022-2024 budgets. Our overall reserves have decreased over the last three years.

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Septic Update - Pumping & Leach Fields

- Brush Hog
 - No brush hogging was done in 2024. We will brush hog again in the fall of 2025.
- Leach Field Failures
 - We had no failures in 2024.

Expected Costs

- Based on the last two leach fields (2021) and if we use the cost per square foot of \$22.19.
 - 18 x 1250 s.f = \$582,488
 - 2 x 800 s.f = \$35,504
 - 18 x 405 s.f. = \$143,791

‣ Total: \$761,783

- The last two leach fields that we replaced have been in the 8-9K range for a single 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 used a 20-year leach field projection Excel file for numerous years but has been using a 25-year projection over the last couple of years.
- We have 39 total leach fields. This was 38 in past projections, see note below*
- We have replaced 10 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 31 years of use. *We had a leach field that was a triple that is confirmed to be a double and single.
 - 3 are three house leach fields, 1 double house leach field, and 2 single house leach field
- 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 5 leach fields installed. None have been replaced so far
 - 2 are three house leach fields and 3 are single house leach fields
- In 1998, we had 2 leach fields installed. None have been replaced so far
 - 1 are three house leach fields and 1 is a double house leach field
- In 1999, we had 3 leach fields installed, none have been replaced so far (All are three home)
- In 2000, we had 2 leach fields installed, none have been replaced so far (1-single home, 1- 3 homes)

Septic Update - Leach Fields (Facts & Figures) - Summary

- Based on a 25-year projection, we had a shortfall in 2022 of \$-106,588, and in 2023 of \$-142,077, 2024 shortfall is \$-236,750, and 2025 shortfall is \$-292,205
- Note: our oldest leach fields will be 31 years in 30-year and the newest least fields installed in 2000 will be 25 years in 2025. Our 25-year projection may need to be increased to a 30-year projection with the annual pumping and brush hogging that is being done to maintain the leach fields.
- 25 Year Worse Case
 - If all our leach fields fail in a short period of time, a special assessment will be needed to generate the funds for

new leach fields. This assessment based on the 25 year would be \$292,205 by 83 homes or \$3521 per year or \$293.38 per month.

- 30 Year Projection
- If we use a 30-year projection, our current reserves will handle the leach field replacement costs (based on 2021 installation costs) for the years 1994-1996.
- Leach fields installed from 1997-2000 would be expected to cost us \$247,862 starting in 2027. \$2986 per year or \$249 per month.

2025 Budget - Draft

- See attached budget estimate

Improvements

- Green Day
 - Was skipped in 2024
- Annual Garage Sale (June 22nd, 2024)
 - We plan to fund this each year as an association
- Common Land Trees
 - We continue to have a lot of tree requests either in the common land or on homeowner property
- Entrances
 - No mulch was put down although it was purchased and stored behind the signs. No flowers were planted. Any volunteers would be welcome to assist in the Spring 2025.

Board Notifications

- **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
 - *Action item during annual meeting: It was presented at the board meeting that board notifications for tree removals on homeowner property was a recommendation due to possible leach field issues. We currently do not have a resolution outlining treatment of trees on homeowner property. The current board will work on a resolution that will be shared in early 2025.*
- **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 to fine 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 have a draft of changes and if we have homeowners willing to take

the lead on this one to get them finalized and approved then we can get them available for a vote and approval. We need to get a majority of homeowners to sign the involved, or they are not involved, and the board cannot make changes to the existing by-laws.

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)
- ***A small team has met on this topic and a draft is available, this will be revisited in January 2025. If you have any interest in being involved, please let Edgewater know. We would like to expand the by-law committee to 2 board members and at least 3 homeowners.***

Election of Board Members

- We currently have five board members.
- The board has traditionally appointed new members due to lack of interest, but we have 4 candidates for the 2023 election and 3 open positions.
- The high-level commitment to the board:
 - Email communication for approvals or discussion
 - 1-2 hours per month maximum
 - Annual meeting preparation and some topics (Septic Pumping, etc.) may require more time but it is not a huge commitment of time to be on the board
- Election 2024 Process:
 - All homeowners will vote via ballot since no physical meeting will happen.
 - Votes can be faxed, emailed, or mailed to Edgewater (instructions will be on the ballots).
 - We need to have 42 homeowners to meet the quorum that is needed for an official election.
 - If we do not have a quorum and have more parties interested than board seats available, the board has decided on the following process to maintain consistency with previous years.
 - The candidates will stay after the annual meeting and do a brief introduction and summary of themselves.
 - The board (minus any board members up for reelection) will hold a session after the candidates drop off of the Zoom call and select the 3 members that they feel most qualified to be appointed to the board.
 - These new candidates will serve a normal two-year term until reelection.
 - ***Election results: Karen Carpenter, Ryan Dickey, Tom Wysocki were appointed to the board of directors.***

Questions/Open Discussions

- We had one homeowner ask about the trees that were taken down and had heard that the cheapest tree company was not used.

- ▶ The tree issues started in April with a tree coming down on a leach field, a board member cleaned it up and put the tree into common land since it was taking so long for a final decision on how to proceed. After that it spiraled with additional tree requests, the board drafted a resolution that was sent to all homeowners on tree requests, drafted a new form to be used for common area trees, went out for additional quotes, etc. The issue with having companies continuously quoting for work and then never awarding the work means that they will not come back to quote. The board is thinking about using a round robin for tree requests and comparing prices where we can. On average a tree can cost the HOA between \$1500-\$2400 depending on the size, need for a crane, dropping into common land vs. removal, etc. For each tree, assume that each home is using \$1.50 of our monthly dues for a \$1,500 tree to be taken down. The last two years the HOA had paid 16K and 12K to handle common area trees and we still have 10K in requests that we are working thru with this new board in place.
- We had one homeowner ask for more clarification on the DEC request and if this was a new regulation, enforcement of an assistance regulation, etc.
 - ▶ To the best of our knowledge, this is enforcement of existing regulations. The DEC has a new head, and it appears that this is a topic they are handling more aggressively than in the past. The HOA board has submitted all the required information, but the DEC did not get back to the board in time for the annual meeting even after numerous outreaches including phone calls explaining the date of the annual meeting. We will continue to follow up with the DEC on next steps and inform the homeowners as soon as we have some additional news. If they push forward with the sewer corporation topic, the Town of Queensbury will need to be involved, and the board is not sure what or how this is even possible with our setup of our leach fields.