

SHERMAN PINES HOMEOWNERS' ASSOCIATION, INC.
Maxwell Property Management, LLC

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MINUTES OF THE BOARD MEETING HELD
May 15, 2006

Present: Adrienne Weaver, Valerie Blackburn Randall, Stacy Conway, Scott Wiggins, Mike Young, Bill Andrews, John Stafford (Maxwell Property Management)

Time: Meeting started promptly at 7:00PM and ended at 8:50PM

Agenda:

- o Review Money Owed to the Association
- o Board Member Placement
- o Common Area Issues
- o Nominating Committee
- o Misc. Items Covered

Review Money Owed to the Association

We have collected \$3045 of past due amounts from previous years. A big "Thank You" to those homeowners for getting the past due balances current. We have invested a lot of time on this topic and it is taking time away of other things that we could be doing.

The current past due amounts are as follows:

- One homeowner \$4,400
- Four homeowners for a total of \$2104

We are going to place two liens on houses where the people are not paying if they do not contact Maxwell.

Board Member Placement

As discussed in previous meeting minutes, we have decided to add job descriptions to go along with the job titles that we all have. This will make it easier for us to split up the work and also easier for homeowners to know who is handling which areas.

Adrienne

Septic Systems
Schedule for Pumping
Meeting Agenda's
Annual Meeting Agenda

Mike & Bill

Trees & Grounds (not the actual work, but organizing it)
Common Area Issues
By-Laws (Maintenance & Proposed Changes)

Stacey & Valerie

Social Activities (Garage Sale, etc.)
Welcoming Committee (New Homeowners)
Nomination Committee Interaction (Three people have volunteered to do the leg work already)
Maintaining Homeowner List
Homeowner Expansion Plans

Scott

Financial Issues (Homeowner complaints, questions, etc.)
Leach Field Projections
Meeting Notes
Budgets

Common Area Issues

- We reviewed three estimates for the sink hole in the common area of Autumn Lane. Bill Andrews made a motion to discuss the sink hole issue, seconded by Adrienne Weaver. We had questions that came up and decided to wait one month and get the following questions answered before we voted on which estimate to approve:
 - What fill do we put in around the existing leach fields? Can we use stone and dirt or just dirt?
 - One estimate came in low, but that person is going to do the work in stages, open question is how we handle payment on something like this. Need to get clarification from this company on when they would like payment for the service.
 - We also wanted to discuss with MorningStar about the location of pipes and any effect on filling in this area for future leach field needs.
- Some homeowners have contacted the board about trees from the wind storm a couple of months ago. Some trees have been removed and we have a list that Bill Andrews and Mike Young will be reviewing.

We are planning on scheduling this "tree guy" sometime in June.

Nominating Committee

We discussed the upcoming meeting in November and when was the correct time for the Nominating Committee to start to contact homeowners to see if there is any interest in joining the board. The existing board is working well together and we have plans to document some of the information better for new homeowners, new members of the board, etc.

The plan is to have this committee active sometime in early fall so we can plan the proxy and also have elections during the annual meeting.

Misc. Items Covered

1. Scott Wiggins and Bill Andrews will work on the leach field projection for the November meeting.
- 2. The community garage sale is scheduled for June 3rd.**
3. We discussed the on-going issue of barking dogs and dogs in the neighborhood unleashed. Maxwell has made some phone calls and will follow-up again with some homeowners. The board suggests that you contact the Town of Queensbury Animal Control officer. We have limited ability but to fine someone based on our by-laws. The town has rules and regulations that they can enforce.
4. Next board meeting will be scheduled sometime in June to address the common area issues only. The next full meeting will be in late summer/early fall.

Thank you.

Sherman Pines Board of Directors