

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

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MINUTES OF THE BOARD MEETING HELD

March 9, 2006

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

Not Present: Bill Andrews, Mike Young

Time: Meeting started promptly at 7:00PM and ended at 9:00PM

Agenda:

- Review Money Owed to the Association
- Discuss Options for Collecting the Money Owed
- Board Member Placement
- Common Area Issues
- Misc. Items Covered

Review Money Owed to the Association

Ruth sent notices to homeowners that owed money back in December. The total amount of money owed to the Association is roughly \$5,100. We found that one home owner had not paid since they purchased the home years ago. This one home owner owes the association about \$4,400. This brings the money owed to the association to around \$9,500. Since the last mailing, homeowners have made some payments on past due amounts. John has visited with some and discussions are on-going to collect the past due accounts.

Discuss Options for Collecting the Money Owed

Maxwell will be sending out a more detailed letter to the homeowners, but here is a brief overview:

1. *If payments are not post-marked by the 15th of the month, Maxwell will add the late fee and send another statement to the homeowner.*
2. *You will receive notice of the lien process and the consequences of having a lien on your home.*
3. *A lien will be placed on the homeowner's house. This will prohibit a sale of the property, refinance, etc.*

For those that have a current past due balance, please pay attention to the above guidelines. Liens will be placed on any homeowner that has a \$250 or more balance if Maxwell is not contacted to discuss payment options. We discussed that liens will be placed by March 31st for anyone that is over this \$250. Please contact Maxwell now, we do not want to have to take this step, but you must pay the association fees.

We discussed the late fee charges and the fact that the most a homeowner is charged per year is \$60. This does not seem like a fair amount when we are wasting other homeowners money in trying to collect past due accounts. It was decided that we would work on some ideas and present it to the homeowners at the next meeting and vote on a different way to charge late fees.

Board Member Placement

We continued our discussion on the need to "share" the workload. Not only will people have titles, but they will concentrate on certain areas. For example:

Money and Financial Issues

Septic Leach Fields and Tanks (And Pumping Schedule)

Trees & Grounds

Social Activities (Community Garage Sale, etc.)

Architectural Review

Scott will come up with "job descriptions" and each board member will have certain tasks they are responsible for. This should make it easier for us to react to homeowners requests faster.

Common Area Issues

We will be reviewing any trees from the wind storm that need to be taken down. Anything in the common area is the responsibility of the association; anything on your property is the responsibility of the homeowner. If you have any trees on the common area around your house that needs to come down, please contact Maxwell.

If you are thinking about taking down any trees on your property, please also contact Maxwell so they can review and decide if it is a dead tree and should be removed.

The "tree guy" should be around sometime in May, if you want him to look at any trees on your property and give you a quote, please contact Maxwell.

Misc. Items Covered

1. Email addresses needed:
 - If you have an email address or access to the website, we can communicate a lot faster and cheaper. If you would like to get copies electronically, please respond to amgweaver@adelphia.net (subject in e-mail should say Sherman Pines e-mail list and state your address so she will recognize the sender) and we will remove you from the mailing list and add you to the electronic list.
2. Scott showed the work done on the leach field replacement projection. It was decided that we have a two person team work on this in more detail and then present to all homeowners at the annual meeting.
3. Next board meeting will be scheduled sometime in May.

Reminder: Some homeowners have been complaining about dogs running thru the neighborhood unleashed. Queensbury has a leash law, please leash your dog. People have also been complaining about barking dogs in the early morning or evening. Please be considerate of your neighbors and don't leave your dog outside barking.

Thank you.

Sherman Pines Board of Directors