

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

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**MINUTES OF BOARD MEETING HELD**  
**December 16, 2015**

**Time:** Meeting started promptly at 6:59 - 8:54 PM

**Present:** Scott Wiggins, Bill Andrews, Mike Young, Don Burnham, Lee Lounsbury (EMG - Formally Maxwell), Kelly Wolfe (EMG - Formally Maxwell)

**Absent:**

**Agenda:**

- **Approval of prior board meeting minutes**
- **Financial Review**
- **Past Due**
- **Old Business**
- **New Business**

**Approval of Prior Board Meeting Minutes**

We approved the meeting minutes from the September 30, 2015 board meeting

**Financial Review**

The operating checking account has a balance of \$23,626.11 and the money market checking account has a balance of \$42,459.54. We have five CD's in the amounts of \$48,938.33, \$28,134.05, \$22,477.74, \$15,557.52, and \$10,877.90

Move 17K from operating checking to money market. Open up a two or three year CD for 25K out of the money market.

**Past Due**

- \$7855.06 - go after a judgement instead of lien foreclosure
- \$7603.36 - do nothing, already in foreclosure
- \$3344.76 - EMG letter, end of January lawyer letter if no movement
- \$1350.96 - do nothing and see if she continues to pay
- \$395 - EMG letter
- \$345 - do nothing and see if he continues to pay
- \$230 - EMG letter
- \$170 - EMG letter
- \$165 - EMG letter
- \$135 - EMG letter

**Old Business**

- A1 invoice for tree removal has been received and paid

**New Business**

- Amanda Bengle has resigned from the board since she is selling her house
- 28 Autumn Lane needs a baffle replacement, the board approved the baffle
- Bank accounts will be changed to include Lee Lounsbury as well as Mike Young and Scott Wiggins
- 55 Peachtree stated they did not get pumped. EMG to call Stone and ask them to confirm that the pumping happened. It did appear on the Stone invoices as pumped
- Maxwell contract was discussed and signed. Some confusion if the annual meeting and annual meeting notes are mailed as part of the contract. Lee confirmed that these will be included in the monthly fee amount.
- Record retention for Sherman Pines HOA will be based on the EMG contract. EMG will deliver any Sherman Pines HOA boxes in their possession for the board to decide whether to retain or purge the material

**Next Meeting Date & Time**

Sometime after we hear from the lawyer on proposed next steps

**Thank you.**

**Sherman Pines Board of Directors**