

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

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**MINUTES OF BOARD MEETING HELD**  
**May 5, 2015**

**Time:** Meeting started promptly at 7:02 - 8:44 PM

**Present:** Scott Wiggins, Bill Andrews, John Safford (Starting at 8PM), Don Burnham, Mike Young

**Absent:**

**Agenda:**

- o Approval of prior board meeting minutes
- o Financial Review
- o Approval of Solar Panel request 48 Peachtree Lane
- o Past Due Review
- o Lawyer Assessment of Past Due - Next Steps
- o Additional Board Member Needed?
- o Entrance Lighting
- o Spring Garage Sale

**Approval of previous meeting minutes**

We approved the November 13<sup>th</sup> 2014 meeting minutes.

**Financial Review**

The operating checking account has a balance of \$19,000.51 and the money market checking account has a balance of \$42,447.11. We have five CD's in the amounts of \$48,693.59, \$28,078.84, \$22,393.38, \$15,540.20, and \$10,856.55

**New Business**

- Request for solar panel roof is approved at 48 Peachtree Lane. The project is on the back of the house and the board approved this request and asked that the homeowner request additional approval if they go to the front of the house
- We had a homeowner express an interest in joining the board. We will contact her and inform her of the proceedings
- Entrance sign and lighting needs to be explored more. Don Burnham to check on the solar options of securing the solar panels. Scott Wiggins to check if NiMo is an option for lighting. A backlit sign could also be an option. Proposal should be sent to John at Maxwell from the person that contacted the board via a homeowner for new signs
- Fencing at Peachtree Lane needs to be discussed at the next board meeting. Fence pricing and shrub pricing is needed.
- The date for the Garage Sale is set for May 30<sup>th</sup>. Bill Andrews will inform via the Sherman Pines Facebook page and Scott Wiggins will take care of the Post Star Ad.

**Lawyer Involvement**

- Follow the following process:

- o HOA Letter for people falling behind explaining the process. This should be sent from Maxwell
  - o If no action, then an introductory letter from the law firm that is hired from the Sherman Pines Board
  - o Stronger letter with lien for those that are at \$250 or more
- Questions were drafted to the lawyer around lien process, understanding of assessment that was made on each past due homeowner, etc. The board needed clarification on some items
- Major concern raised was the usage of the word "Foreclosure" in our attorney letter. Some members of the board were not comfortable with the wording. The thought was to use a less harsh wording even though in our covenants it allows for Foreclosure as an HOA
- **Meeting is set for May 13th 7PM with the lawyer to discuss next steps**

**Next Meeting Date & Time**

May 13<sup>th</sup> to discuss past due with the lawyer

Thank you.

**Sherman Pines Board of Directors**