

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

<http://users.adelphia.net/~scottwiggins/ShermanPines/>

P. O. BOX 332
Saratoga Springs
NEW YORK 12866

TELEPHONE: (518) 331-9369
FAX: (518) 583-6783
E-MAIL: jsafford@pcmaps.com

MINUTES OF THE BOARD MEETING HELD September 4, 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 8:57PM

Agenda:

- o Review Money Owed to the Association
- o Budget/Leach Field Projection Budget
- o Welcome Packet
- o Nominating Committee
- o Annual Meeting Agenda
- o Homeowner Addition Request

Review Money Owed to the Association

The current past due amounts are as follows:

- One homeowner \$4,400
- We placed a lien on another homeowner and accelerated the lien throughout 2006, this brought the total of that homeowner money owed to \$1,741
- The last homeowner that is behind has been making additional payments and the current past due amount that they owe is \$600???

Budget/Leach Field Projection Budget

We reviewed the 2006 budget in detail to see if any changes would be needed for the 2007 budget. We felt most categories were handled, but we still need to wait until after the septic pumping/leach field inspections by Morning Star before we could finalize the 2007 budget.

We also reviewed the leach field projections on if the leach fields lasted 12 years, 15 years, or 20 years. Even at 20 years, we would have a negative balance in reserves. This will be reviewed in detail at the annual homeowners meeting.

Welcome Packet

Stacy Conway is going to work on a welcome packet to give to new homeowners. The contents would include some of the following information: board contact, property management contact, dues breakdown of our monthly dues, septic do's and don'ts, by-law information, website links, etc.

She will have a sample available for the annual meeting.

Nominating Committee

We will send out a letter looking for new board members, we drafted a list of questions and answers on what it means to be on the board.

The Nominating Committee will be looking for nominations before September 20th so we can prepare a proxy for the election of new members.

Anybody interested should contact Marilyn Reisch 798-9048 or Lynette Wiggins 745-7309.

Two board members have expressed an interest in leaving the board. We need to replace these two board members with new members. It would be nice to have six board members in total with five voting board members at each meeting.

Annual Meeting Agenda

The annual meeting was discussed and we are planning it for early October so that Frank Shaw from Morning Star can be present for any septic questions.

The agenda of the meeting is as follows (subject to change):

Septic Topics

Welcome Packet

Budget/Leach Field Projections

Board Meeting Minutes (Changes in distribution)

By-Laws Changes/Enforcement

Elections of New Board Members

Misc. Items Covered

One homeowner at 30 Fawn Lane has requested to add an addition. The board reviewed this request and unanimously approved. They will be adding a new garage and converting the existing garage into a mud room/office. They still need to approach the town for a building permit, but no variance will be required since they meet the town set back requirements.

Thank you.

Sherman Pines Board of Directors