

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

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**MINUTES OF BOARD MEETING HELD**  
**November 2, 2022**

**Time:** Meeting started at 7:57 - 8:46 PM

**Present:** Scott Wiggins, Brendan Graney, Ryan Dickey, Jared Burns, Kelly Wolfe (EMG)

**Absent:**

**Agenda:**

- **Assignment of board positions**
- **Tree in common land behind 12 Peachtree Lane**
- **Fence in common land behind Peachtree Lane**
- **Access Roads Fawn & Peachtree**

**Assignment of board positions**

President - Brendan Graney  
Vice President - Jared Burns  
Secretary - Ryan Dickey  
Treasurer - Scott Wiggins  
Board Member - Scott Rogers

**Tree in common land behind 12 Peachtree Lane**

We discussed the different options since the homeowners at 12 Peachtree Lane would prefer that we do not enter via their property. The HOA has a right of way if we need to approach it that way. The homeowner has volunteered to take down the tree but we do not have insurance from the HOA to cover this work. We decided that we would explore clearing the access roads in the Spring of 2023 and trying to take care of the tree and the sink holes at that time. The homeowners surrounding the common land have all been sent a letter explaining the current situation.

**Fence in common land behind Peachtree Lane**

We are going to ask another fencing company for a quote and plan to select one of the two quotes to do the work. The current estimate was over \$600 for three panels and that seems high based on the material costs of about \$200.

**Access Roads Fawn & Peachtree**

When the development was built, two access roads were planned to be put in for access to the common land. The one on Fawn is between 30 and 34 and is 20 feet wide. The one on Peachtree is between 18 and 20 and is 15 feet wide. We plan to ask for quotes to remove the trees, brush, etc. and seed each of

these areas so we have them available for any future leach fields and common area access. We would like to get this work done early Spring and get it quoted in the Fall 2022.

**Next Meeting Date & Time**

Winter 2023

**Thank you.**

**Sherman Pines Board of Directors**