

SHERMAN PINES HOMEOWNERS' ASSOCIATION, INC.
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June 10th, 2024

Directors Present: Brendan Graney, Scott Wiggins, Ryan Dickey, Jared Burns

Edgewater Present: Kelly Wolfe, John Serrell

Absent: Scott Rogers

Meeting started at 6:30 PM and ended at 7:30 PM

Meeting call to order.

- Approval of the March 19, 2024 meeting minutes.
- Sole action item was approval or denial of tree requests. Annexed hereto is a breakdown of votes. At the request of Scott Wiggins, also attached is a separate explanation of his rationale for the vote.
- Brief discussion of the leach field filter update that had to be tabled due to Scott Rogers absence.
- Discussion on tree resolution adoption. The purpose of the discussion was to create a standard by which the board should decide common land tree removal requests. Resolution was subsequently passed and sent out.
- Scott Wiggins and Kelly Wolfe provided an update on the DEC variance requests. The HOA had submitted the request, but a decision was not provided as of this meeting.
- Update on filing of lien complaint against 38 Autumn Lane. At the time of this meeting, we were waiting for the complaint to be signed and filed. Subsequently, attorney Mary Kissane filed the summons and complaint. The judge directed a proposed order to be filed, and we are waiting for a decision.
- Discussion on late fees and overdue balances. Demand letters are to be mailed to the homeowners that are behind. The lien that was filed was discussed with the latest status from the attorney.
- Discussion on entrance upkeep such as water, mulching, and

mowing. Scott Wiggins purchased the mulch. Water was turned on, but it was decided that we need to find out the turn on and turn off to not have to rely upon contractor.

- Garage sale was planned for June 22, 2024.
- The meeting commenced at 7:30.

Scott Wiggins email to the board of directors on tree votes (8/15/2024):

20 Peachtree Lane - Approve the two dead trees further back into the wood since they are dead and confirmed dead by the tree company. Would accept a 50-50 cost split on the other 7 trees that the homeowner has requested even though they are not considered dead. The 50-50 split should be based on the fact that they are not dead and if the homeowner has safety concerns, then a 50-50 split would be fair.

18 Peachtree Lane - The three trees that were quoted were deemed alive by the tree company and Edgewater contacted the homeowner about a 50-50 cost split. I think this is a fair compromise since the trees are not dead, but the homeowner has safety concerns with the trees.

10 Autumn Lane - The homeowner asked for the front tree to be removed and thought that it was on HOA property. Two different tree companies looked at the tree and determined that it was not dead. When we used the Regrid app to see whose property the tree is on, it is found to be on homeowner property. Along the way, two trees have been discussed and the other tree is on HOA property. We do have a leach field behind the fences of these homeowners, but we have two boats and two portable storage sheds on common land and close if not the leach field area. I would be fine splitting the cost 50-50 of the two trees but I do not think the HOA should be paying for a tree on homeowner property that is deemed alive by two tree companies.

8 Peachtree Lane - The tree is confirmed to be on common land based on the Regrid app. The homeowner or the previous owner has a shed that is on common land. A leach field exists behind these properties and the tree is on the outskirts of the leach field area. The homeowner seems to think that they have been "grandfather" an extra 10' or so. This was discussed many years ago but was never acted on since the homes on the corner lots had no way to allow for a 10' buffer into the common land. Since the homeowner is looking to replace the shed and that is the main reason for the tree request since the tree is rooting up under the shed, we should require the homeowner to place the shed on their property and not HOA common land. I would be fine with a 50-50 split on the cost to remove the tree which the tree company said was not dead.

19 Peachtree Lane has an uprooted tree on the edge of the leach field and the tree company will not climb it since it is so dangerous. Approved to take down.

61 Peachtree Lane had a tree come down which I cleaned up and put into the common land. The remaining tree is still standing and even though one of the tree companies stated it was not a danger, we should clean

up the debris and remove the standing tree. Approved for debris cleanup and removal of the standing tree.

16 *Fawn Lane* has tree limbs from common area trees hanging over their fence, branches have already come down and destroyed sections of the fence. The homeowner is requesting that the trees be limbed. Approved for trees to be limbed to prevent further damage to homeowner property.

24 *Autumn Lane* has a tree that has been destroyed by woodpeckers. Both tree companies have confirmed that it is a dangerous tree on the end of the common land and homeowner property. Approved to take down. East Entrance - the birches are leaning but the one tree company did not see them as a danger. Not approved to be taken down with all the other tree requests and expense the HOA is facing.

60 *Peachtree Lane* - no vote until we get a quote and have a tree company come look at it to determine the health of the tree.