

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

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MINUTES OF BOARD MEETING HELD
September 30, 2015

Time: Meeting started promptly at 8:18 - 8:50 PM (after the annual meeting finished and the other homeowners left)

Present: Scott Wiggins, Bill Andrews, Mike Young, John Safford (Maxwell), Don Burnham, Amanda Bengle, Lee Lounsbury (Maxwell)

Absent:

Agenda:

- o **Past Due - Next Steps**
- o **Appointment of Officers**

Past Due - Next Steps

The board unanimously decided to take the next steps with three homeowners who refuse to pay and have very large past due balances. John will contact the lawyer to figure out the next course of action for each of these homeowners. The board discussed in detail and we all felt that we have been more than fair and gave numerous warnings over the last number of years.

The board will vote for action once we hear back from the lawyer on proposed next steps.

The fourth homeowner with a large past due balance is in foreclosure will not go any further since the HOA is at least second in line and maybe third in line for any settlement that may be possible once the home sells.

We have a few other homes in the \$100-250 dollar past due and we will send the HOA letter demanding payment or then these homes will be hit with additional legal fees and a lien if they continue to not stay current.

Appointment of Officers

Don Burnham - President
Mike Young - Vice-President
Scott Wiggins - Treasurer
Bill Andrews - Secretary
Amanda Bengle - Board member

Next Meeting Date & Time

Sometime after we hear from the lawyer on proposed next steps

Thank you.

Sherman Pines Board of Directors