

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

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November 16th, 2023

21 homeowners attended the Zoom virtual meeting or voted by proxy for the 2023 Annual Meeting

Meeting started at 7:00 PM and ended at 8:07 PM

Sherman Pines Annual Homeowners Meeting
November 16th, 2023
7PM
Zoom Virtual Meeting

Scott Rogers, Scott Wiggins, Brendan Graney, Ryan Dickey, Jared Burns

Agenda:

- Call to Order
- Approval of Annual Meeting Minutes 2022
- Treasures Report
- Treasures Report - Past Due
- Septic Update
- Septic Update - Pumping & Leach Fields
- Septic Update - Leach Fields (Facts & Figures)
- 2024 Budget
- Improvements
- Board Notifications
- By-laws - Path Forward
- Election of Board Members
- Questions/Open Discussion

Treasure Report:

- Budget
 - ▶ The overall budget is over in a few areas. The expenses running over budget are septic pumping (did not include tax and fuel surcharge in our 2023 budget, \$18,683 vs. \$16,728), trees (\$16,337 vs. \$5,500).
 - ▶ Our insurance cost come in at \$4,478 vs. a budgeted amount of \$5,390
 - ▶ We did not move any money to CD's, but plan to before the end of the year.
 - ▶ The leach field reserve is not enough to cover all expected

failures using the current costs. The last projection was based on a 2021 leach field cost of \$22.19 per square foot.

- The board felt for the 2024 budget that we would raise the dues to \$50. We raised the dues last year by \$2 and our costs keep increasing each year.
- CD/Reserve Funds (Balances as of November 3rd)
- \$192,505 CD at Hudson River Credit Union
- \$32,651 CD at Key Bank
- \$30,877 Checking, \$16,513 Money Market
- Total Reserves: \$272,546 (including 30.8K of operating checking). Our reserves shrunk from \$276,373 in 2022 annual meeting update.

Treasure Report - Past Due:

- Past Due Account Totals
 - \$564 Past Due as of October 31st, (\$6,624 - 2008 Meeting, \$10,135 - 2009 Meeting, \$12,450 - 2010 Meeting, \$11,011.50 2011 Meeting, \$12,737.50 2012 Meeting, \$14,069.50 - 2013 Meeting, \$14,984.50 - 2014 Meeting, \$20,832 - 2015 Meeting, \$12,956 - 2016 Meeting, \$13869.42 - 2017 Meeting, \$14,665.27 - 2018 Meeting, \$11027.27 - 2019 Meeting, \$7,313.97 - 2020 Meeting, \$4071.97 - 2021 Meeting, \$1,201.97 - 2022 Meeting)
 - Past due amounts include any lawyer fees that have been added to the homeowners
 - One homeowner has fallen behind and the board agreed to a payment plan, but that homeowner is still not making payments and the board will be placing a lien to protect the HOA. This homeowner currently owes \$441.
 - Past due \$123, homeowner plans to get current.
 - **Overall, the past due has seen another major improvement in 2023.**

Septic Update:

- Septic schedule - Scheduled in 2024
 - Autumn 30, 54, 56
 - Peachtree 7, 8, 12, 18, 20, 29, 33, 38, 42, 43, 44, 47, 52, 56, 60, 61, 64, 70, 74, 82, 85
 - Fawn 2, 21, 29, 30, 33, 37, 41, 45
- Septic schedule - Pumped in 2023
 - Autumn 5, 6, 9, 10, 15, 16, 19, 20, 23, 24, 28, 29, 34, 35, 36, 38, 39, 43, 44, 48, 51, 52, 57, 58, 59
 - Peachtree 9, 19, 25, 39, 48, 51, 55, 67, 68, 73, 78, 81
 - Fawn 3, 5, 9, 10, 13, 16, 17, 20, 24, 25, 34, 38, 42, 46
 - The Stone invoice was \$18,376.81, \$13,642.50 Pumping, \$2,714.25 Dig Fee, \$1,202.22 Tax, \$817.84 Fuel Surcharge
 - \$272.85 per house plus tax x 50 homes, \$57.75 dig fee plus tax x 47 homes, \$0 for four filter cleanings
 - **Note: We did NOT include the tax and fuel surcharge when preparing the 2023 budget, those items have been broken out for the 2024 budget, so we do not miss them going forward since it was an additional 2K.**

Septic Update - Comparison to a Single Family Home in Queensbury:

- Septic estimate for single home in Queensbury for 20 yr.
 - Single home in Queensbury with a 20-year leach field life expectation
 - Assuming that the leach field is 405 square feet @ \$22.19 per foot
 - \$8987 would be needed
 - \$37.45 would need to be saved each month for 20 years
 - Sherman Pines Current Leach Field Savings
 - Based on our reserves of about 9-10K per year, we put in on average \$9-10 per month per homeowner. After 20 years, we saved \$2160-2400 per homeowner. We have **NOT** put any money into the reserves for 2022-2024 budgets.

Septic Update - Pumping and Leach Fields:

- Brush Hog
 - We did brush hogged in 2023. We will brush hog again in the fall of 2025.
- Leach Field Failures
 - We had no failures in 2023.

Expected Costs

- Based on the last two leach fields (2021) and if we use the cost per square foot of \$22.19.
 - 18 x 1250 s.f = \$582,488
 - 2 x 800 s.f = \$35,504
 - 18 x 405 s.f. = \$143,791
 - Total: \$761,783
- The last two leach fields that we replaced have been in the 8-9K range for a single house leach field. This number can go up and down depending on the engineering work that is required, the amount of soil that may be needed for the right perk test, etc.

Septic Update - Leach Field (Facts & Figures):

- The board used a 20-year leach field projection Excel file for a number of years but has changed to a 25 year projection over the last couple of years.
- We have 39 total leach fields. This was 38 in past projections, see note below*
- We have replaced 10 since the original leach fields have been installed
- In 1994, we had 13 leach fields installed. 7* have been replaced and 6 are going on 29 years of use. *We had a leach field that was a triple that is confirmed to be a double and single.
 - 3 are three house leach fields, 1 double house leach field, and 2 single house leach field
- In 1995, we had 4 leach fields installed. None have been replaced so far
 - 1 are three house leach fields and 3 are single house leach fields
- In 1996, we had 7 leach fields installed. None have been replaced so far
 - 3 are three house leach fields and 4 are single house

leach fields

- In 1997, we had 5 leach fields installed. None have been replaced so far
 - 2 are three house leach fields and 3 are single house leach fields
- In 1998, we had 2 leach fields installed. None have been replaced so far
 - 1 are three house leach fields and 1 is a double house leach fields
- In 1999, we had 3 leach fields installed, None have been replaced so far (All are three home)
- In 2000, we had 2 leach fields installed, None have been replaced so far (1-single home, 1- 3 homes)

Septic Update - Leach Field (Facts & Figures)- Summary:

- Based on a 25-year projection, we had a shortfall in 2022 of \$-106,588, and in 2023 of \$-142,077, 2024 shortfall is \$-236,750
- 25 Year Worse Case
 - If all our leach fields fail in a short period of time, a special assessment will be needed to generate the funds for new leach fields. This assessment based on the 25 year would be \$236,750 by 83 homes or \$2852 per year or \$237.70 per month.

2024 Budget - Draft:

- Attached as a separate sheet.

Improvements:

- Green Day
 - Was skipped in 2023
- Annual Garage Sale (June 10th 2023)
 - We plan to fund this each year as an association
- Common Land Trees
 - We continue to have a lot of tree requests either in the common land or on homeowner property
- Entrances
 - We power washed the signs in the Spring 2023. No flowers were planted as planned and volunteers would be welcomed to assist in the Spring 2024.

Board Notifications:

- Trees
 - Any common area trees that seem to be in danger need to be brought to the board's attention; the board does NOT inspect the common land area unless requested and we do not want anyone getting hurt by trees that appear to be a danger. Any trees on homeowner property needs permission from the board BEFORE removal
- Additions/Improvement to the exterior of Homes

- Any additions/changes to the exterior of homes need to be submitted to the board for approval
- Thank you for your attention, we do not want to start fining people for not following the HOA rules and regulations.

By-Laws - Path Forward:

During the 2016 Annual Meeting, it was decided to rework the by-laws but the committee that was formed did not finalize anything.

We have a draft of changes and if we have homeowners willing to take the lead on this one to get them finalized and approved then we can get them available for a vote and approval.

We need to get a majority of the homeowners to sign the change or they are not valid and the board cannot make changes to the existing by-laws.

The main complaints with the existing by-laws are around:

- Boats (should not be stored or parked for extended periods of time)
- Campers (should not be stored or parked for extended periods of time)
- Fences (old style stockade fencing only)
- Nothing has been done again with this topic. We would welcome a homeowner committee to take this topic and get the needed votes to change any by-laws. We will revisit in the Spring 2024

Election of Board Members:

- We currently have five board members.
- The board has traditionally appointed new members due to lack of interest, but we have 2 candidates for the 2023 election and 2 open positions.
- The high-level commitment to the board:
 - Email communication for approvals or discussion
 - 1-2 hours per month maximum
 - Annual meeting preparation and some topics (Septic Pumping, etc.) may require more time but it is not a huge commitment of time to be on the board
- Election 2023 Process:
 - All homeowners will vote via ballot since no physical meeting will happen.
 - Votes can be faxed, emailed, or mailed to Edgewater (instructions will be on the ballots).
 - We need to have 42 homeowners to meet the quorum that is needed for an official election.
 - If we do not a quorum and have more parties interested than board seats available, the board has decided on the following process to maintain consistency with previous years.
 - The candidates will stay after the annual meeting and do a brief introduction and summary of themselves.
 - The board (minus any board members up for reelection) will hold a session after the candidates drop off of

the Zoom call and select the 2 members that they feel most qualified to be appointed to the board.

- These new candidates will serve a normal two-year term until reelection.

Questions/Open Discussions:

- Question was asked about the CD's and specifically the Hudson River Credit Union CD and whether a higher interest rate could be obtained via a Money Market account or a different CD. The board is limited on what options we can explore as a Not-for-profit with online banks, etc. We will check to see if a better rate can be obtained, we had already forfeited some interest at Hudson River for a better rate increase in 2023.
- The entrances and the cost to maintain the grass were questioned. The question was if homeowners voted and approved this improvement, or the board decided to just do it. In most cases the board decides how to set the budget, the dues that we pay, and how the money is spent. The focus of our funds is the leach field reserves to prepare for them when they fail and not if they fail. The board would welcome volunteers from the community to pick up some activities so we would not need to hire out as much. If you have any interest in volunteering, please post a comment on the Facebook page or contact Edgewater.
- The question was asked if homeowners can attend the board meetings. This needs to be discussed but in the past, it was an option for homeowners to attend if they had a topic that they wanted to present to the board. When the board talks about past due money owed, this is kept confidential and even in our meeting minutes we do not list a homeowner by name or address. This has been a long-standing board practice to not name those that are past due.