

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

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## **MINUTES OF BOARD MEETING HELD** **July 6, 2023**

**Time:** Meeting started at 7:00 - 9:22 PM

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

**Absent:**

**Agenda:**

- **Financial Review**
- **Tree Issues**
- **Septic**
- **Past Due**
- **New Business**

Approval of the December 27, 2022, meeting minutes

**Financial Review**

- CD was renewed at Hudson River Credit Union to take advantage of the higher interest rates. The new rate is 2.720% and we forfeited some of the interest, but the new rate will pay more overall. The current CD matures on 12/30/2024.
- Current balances:
  - Key Bank Operating Check \$38,533.56
  - Key Bank Money Market \$16,512.89
  - Key Bank CD \$32,247.75
  - HRCU CD \$191,208.84
- Key Bank CD will be renewed since it matured on July 5th. A 13-month CD renewal was done for 4.879%. The new CD will mature on 8/5/2024.

**Tree Issues**

- Fence Repair in the common area of Peachtree Lane - Honey Do Man will be used to fix this fence. Deposit is being sent to them, but we are not sure of the exact timing for the work to be done.
- Tree/Sink Hole (12 Peachtree Lane) - waiting for other items to be finalized and decide on next steps. We are checking into the possibility of making the access roads that were originally planned for the development. Letters were mailed to the four homeowners where the access roads would be cut in. Waiting for quotes to decide on next steps.

- Tree (42 Peachtree Lane) - When Ward Bros went to check which trees, the homeowner indicated that they were already taken care of.
- 39 Autumn Lane tree issue - rotted tree that was removed from the common land that was between the two houses.
- 24 Fawn Lane common land tree issue - a tree in common land was dropped into the woods.
- 20 Fawn Lane a tree in common land was dropped into the woods.
- 41 Fawn Lane Tree - the tree was already down from a storm and was removed.
- 18 Peachtree Lane - tree was removed from homeowner property that broke off during a storm. The tree was a common land tree.

### **Septic**

- Septic markers - delivered to 61 Peachtree Lane and 73 Peachtree Lane who requested them.
- Leach fields/Filters - Conference call with the engineer was held to discuss the filter being on the tank for 61 Peachtree Lane. This is the only one in the development with this type of setup. We visited with the engineer, Stone, and the homeowner to discuss the filter and it was agreed to keep the filter on the tank and clean it every six months.
- The board will research the topic of filters further and decide on a plan for going forward with filters on the tank.
- Access Roads - we are waiting for quotes for two access roads. One on Fawn and one on Peachtree. These were originally planned for the development, but the developer never cut them in. The idea was to allow access to leach fields with both access roads. A letter has been drafted and sent to the four homeowners who will be impacted by cutting down the trees and making this area accessible for future work. The board decided not to move forward at the current time.

### **Past Due**

- We have one homeowner who had a large past due balance, and they were paying \$300 per month based on a settlement that was reached with them. They had to make 45 payments which they have made, they still have a past due balance consisting of lawyer fees, late fees, and missed assessments during the repayment period. Edgewater sent this homeowner a detailed statement and letter explaining the charges and how the payments were applied. The board discussed and agreed that the homeowner needs to make full repayment before any lien will be removed that is in place.
  - Homeowners have been making monthly dues payment but have not made any additional payment to settle the lien. The board decided to review the settlement agreement again before taking any further next steps.
- We have one homeowner who was on autopay until January 2023 and has not made any payments so far for 2023. We sent a certified letter to this homeowner and will start the lien process if they do not pay the balance owed.

### **New Business**

- 64 Peachtree Lane (3 trees approved) 2 are homeowner property and the third one was checked when Ward Bros and a quote provided. We approved

to drop and remove. We need to gain access via the driveway of 68 Peachtree Lane in order for this tree to be removed.

- 68 Peachtree Lane - approval given to the homeowner to remove a tree that is very close to the neighbor's fence and asked that they inform the neighbor, make sure that the tree service firm is insured which is a normal requirement, and to consider any impact to the fence when it is removed.
- 52 Peachtree Lane - three trees were asked to be looked at. All three can come down. One of the trees is on common land, the other two trees are on the border. The homeowner has encroached on common land with a shed and fire pit area way back in the woods. The board offered to take down one tree and gave permission to the homeowner to take down the other two trees. The homeowner decided not to move forward with removal of the trees.
- Entrance tree down in common land on Autumn Lane. Ward Bros to quote and remove.
- Short term rentals resolution was mailed to the homeowners.
- 2 Cranberry Court filed a complaint about sumac trees growing and wanted the HOA to remove them. The board discussed and felt no obligation to pay to remove the trees on HOA property due to someone being allergic to a property that borders HOA property. The board gave the homeowner permission to remove any branches/trees that may be encroaching into his property. Update: the homeowner removed trees on association property and Edgewater has been in contact with the homeowner to clarify any property lines.
- 10 and 16 Autumn Lane have requested permission to remove numerous trees that are losing branches, and some are considered dangerous. The board approved this request.
- 54 & 56 Autumn Lane - requested to have a board member attend a meeting where a surveyor was coming out to measure property lines. Since this is a homeowner-to-homeowner topic, the board and Edgewater felt it best to have a local sheriff present if either homeowner had any concerns.
- Fox in the neighborhood - the board decided it was best handled by Animal Control and the Department of Environmental Conservation. The board will not pay for trapping the fox for relocation.
- 19 Peachtree Lane - homeowners were given permission to remove trees lining the driveway since it was causing the driveway to start buckling.
- Annual Meeting - November 16<sup>th</sup> is the tentative date for the annual meeting. The board will send a survey on different topics and will be along with the annual meeting so we can get input from the homeowners. The annual meeting will be a virtual meeting.
- Brush hogging was approved to start late September/early October.
- Stone will be contacted for the annual pumping dates. Edgewater to handle.
- Web site needed some updates on contacts/email addresses, missing meeting minutes, and resolutions that have been passed should all be posted on the website.
- A tree resolution will be drafted. We will adopt a new form for approval including the neighbor approving any trees that border (on the property line) neighbor property.
- House on Fawn Lane is being rented out on Airbnb and is not following the resolution that was passed. A letter will be sent to the homeowner notifying them that they will be fined and will need to report to the Town, County, and the Airbnb management company.
- 25 Peachtree Lane sent an email to Edgewater asking about trees that were taken down in 2021 and an invoice that was never paid. The board never approved the removal and will not pay the invoice unless the homeowner can show where the approval was given that the HOA will pay for the trees to be removed.

- Entrance flowers - the board decided that we would wait until the Spring of 2024 to do any further landscaping and hope to get some volunteers to offer assistance.

**Next Meeting Date & Time**

Fall 2023

**Thank you.**

**Sherman Pines Board of Directors**