

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

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MINUTES OF BOARD MEETING HELD
May 13, 2015

Time: Meeting started promptly at 7:00 - 8:41 PM

Present: Scott Wiggins, Bill Andrews, John Safford, Don Burnham, Amanda Bengle, Matt Mazur (Ianniello Anderson, P.C.) left at 8:28

Absent: Mike Young

Agenda:

- o **Approval of prior board meeting minutes**
- o **Appointment of New Board Member**
- o **Lawyer Review of Past Due**
- o **Old Business**
- o **New Business**

Approval of previous meeting minutes

We approved the May 5th 2015 meeting minutes.

Appointment of New Board Member

Amanda Hoffis as was appointed as a new board member.

Lawyer Review of Past Due

- Names and house numbers have been omitted but the past due amounts listed reference the list from Maxwell Property Management dated April 20th 2015
- \$6405 - update the lien and no further action. This homeowner is in the foreclosure process
- \$6057 - update the lien and strong letter from the attorneys without the use of the word foreclosure but litigation is fine
- \$2617.50 - update the lien and strong letter from the attorneys without the use of the word foreclosure but litigation is fine
- \$815 - new lien should be filed and strong letter from the attorneys without the use of the word foreclosure but litigation is fine
- \$280 - letter from the attorney stating they have been hired by the Sherman Pines Board and the amount due, etc.
- \$210 - letter from the attorney stating they have been hired by the Sherman Pines Board and the amount due, etc.
- All correspondence on these people should be directly to Matt Mazur directly and not discussed by a board member with the homeowner or the homeowner to Maxwell. Matt Mazur should be the interface once he sends the letter to each of them.

The board will consider a change to the fee schedule in time for the annual meeting and for implementation starting in January 2016.

Old Business

- Entrance sign and lighting needs to be explored more. Don Burnham to check on the solar options of securing the solar panels. Scott Wiggins to check if NiMo is an option for lighting. A backlit sign could also be an option. Proposal should be sent to John at Maxwell from the person that contacted the board via a homeowner for new signs
 - Update: The sign at Peachtree entrance has a broken N. The sign at Autumn Lane is fading and the paint is coming thru on the lettering. Both signs are dirty and an attempt to clean them was done. At the current time, the board would rather address the fencing at the entrance to Peachtree than the signs. We will try to clean up again and then decide on next steps
- Fencing at Peachtree Lane needs to be discussed at the next board meeting. Fence pricing and shrub pricing.
 - Update: Vinyl fencing is about \$100 per section for the post, hardware, and fence. This does not include installation. The pricing for Arborvitae is about \$60 on sale at Hewitt's for a 6'-7'bush. The list price is \$120. For fencing we estimate that we would need about 18-19 panels. Rough estimate is \$1900 plus installation. For the bushes, we estimate it to be about \$3240. Two concerns were raised on both options
 - Who owns the land? It seems based on a quick check of property records that we do NOT own that land. So we cannot do anything without the landlord approval
 - If we plant the bushes or put up a fence, we need to take into account the snow plow and parking for people waiting for kids taking the bus
 - No action was planned and needs to be discussed further once we get more facts

New Business

- We were contacted by a homeowner on a tree issue that borders common land and a fairly new leach field. The tree is located at 8 Peachtree Lane. Two board members looked at it and agreed that it should come down on HOA expense to preserve the leach field. Maxwell will contact Tree Masters for an estimate for the removal and inform the board.

Next Meeting Date & Time

Sometime in August/September or as needed based on past due development

Thank you.

Sherman Pines Board of Directors