

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

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**MINUTES OF BOARD MEETING HELD**  
**August 27, 2020**

- Time:** Meeting started after the annual meeting at 7:02 - 8:01 PM
- Present:** Scott Wiggins, Mike Young, Kelly Wolfe (EMG), Brendan Graney, Mike Olson
- Absent:** Don Burnham
- Agenda:**
- o **Approval of prior board meeting minutes**
  - o **Financials Update**
  - o **Old Business**
  - o **New Business**

**Approval of Prior Board Meeting Minutes**

We approved the meeting minutes from the June 18, 2020 board meeting

**Financials Update**

Key Bank as of 8/23/20

- Checking Account - \$48,440.93
- Money Market - \$16,503.08
- Key Bank CD - \$31,587.40
  - o Interest rate 2.956%
  - o Matures 4/5/2021
- HRCU CD - \$185,105.51
  - o Interest rate 1.24%
  - o Matures 2/8/2022

**Old Business**

- Rules and Regulations - The below are some areas that need further alignment.
  - o Insurance to be carried by owners - this will need to be checked since it may or may not be needed. A check with the lawyer or someone in insurance to confirm.
  - o Parking - this still needs some work. Some sections talk about garage, Minibikes, etc. Limit on recreational vehicles on the property to 5 days or something similar? if not parked in the garage of the homeowner
  - o Fencing - need clarification on what stockade fencing is since we do not want chain link fencing. Here is a definition that was found on the Internet. A stockade fence is a

- o simple fence constructed with wood boards that has pointed edges placed tightly against one another, giving you a solid panel.
  - o Driveway section of the by-laws needs to be reworked.
  - o **We decided to put this on hold until we are ready to get the signatures needed. We will try a new lawyer that Edgewater has been using to review the language and see if our proposed changes are allowed.**
  - o **Postponed until after COVID is behind us**
- March 2020 we will open up a CD in the 20-24K range depending on how much money we have in the operating checking account. **We decided to wait during this board meeting since interest rates are dropping due to COVID 19. We will consider in the fall again after the septic pumping and annual meeting.**
- Septic system declaration clarification - we are asking a lawyer for clarification on the language in the declaration on whose responsibility is it for the tank. **We decided during this meeting to put this on hold since we spent \$1860 already to review the different sections of the book without a clear recommendation from the lawyer.**
- Lighting of the signs will be explored. Solar seems to be the best option and will be checked. **Still needs to be explored in detail.**
- 78 Peachtree requested 6 trees and then changed it to 12 trees to be removed at the back of the property line. The board approved the request but then the homeowner stated that they are on common land. The board sees no reason to remove them if they are on common land. If the homeowner wants to remove the 12 trees at homeowner's expense the board approves this request.
  - o Update August 27<sup>th</sup> - HOA agreed to split the cost and Edgewater sent an email to homeowner with no reply
- Common Land trees off of Upper Sherman - we have some trees that are dead and hanging on top of other trees. We agreed to remove these trees over safety concerns to anyone on HOA property.
  - o Update August 27<sup>th</sup> - Ward Bros is scheduled to take these trees down
- 13 Fawn Lane - request to remove 4 trees on common land. Have an arborist come and look at the trees and give the board an assessment.
  - o Update August 27<sup>th</sup> - HOA agreed to split the cost and Edgewater sent an email to homeowner with no reply
- Sherman Pines fence replacement behind 44 Peachtree Lane was approved for 10 sections of fencing that needed to be replaced at \$1200 plus tax for the labor and materials.
  - o Update August 27<sup>th</sup> - the work was done but we have some single boards that need to be replaced and will engage the same company that did the other work to finalize this part as well

**New Business**

- Septic Pumping - we received four quotes for the septic pumping. The decision is between staying with Stone and going with Hometown. The concern with Stone is the continued price increases and the overage charges from 2019. Hometown is a smaller company and if we need to replace a leach fields then we are not as confident in them. It was agreed that we would summarize the main points of concerns for each company and Kelly would contact them to get feedback. Final decision will be made via email voting in the next week or two.

Company	Price per 1000 gal	Digging Fee	Total	Misc
Stone	195.00 plus tax	30.00 plus tax	\$225	Charged us a lot for overage fees in 2019

Sanitary Sewer	225.00 plus tax		\$225	
IBS	190.00 plus tax	30.00 plus tax (up to 30 min)	\$220	
Hometown Sewer Service	185.00 plus tax	Includes digging	\$185	Could be cheaper in future once they know the property

\$40 x 83 homes = \$7,400 over two years of pumping savings with Hometown Sewer Service

- Annual Meeting - virtual annual meeting will be held. The proxy part in terms of voting is not clear and Edgewater is checking on that part. The meeting will be scheduled and communicated after we have the septic system pumped since that is usually when we receive word on any potential leach field issues.
- Tree Issues
  - 10 Autumn Lane - Approval was given for tree removal at homeowner expense.
  - 6 Autumn Lane - Approval was given for tree removal at homeowner expense.
  - 7 Peachtree Lane - The board agreed to split the costs of a common land tree removal with the homeowner. Arborist did not find anything wrong with the tree that warranted the tree to be removed.
- Home Improvement Requests
  - 61 Peachtree Lane - Replacement of existing deck with a similar size and dimensions. HOA confirmed that the deck will not be over the septic system
  - 20 Autumn Lane - Porch replacement of decking was approved
- 10 Autumn Lane requested if any common land existed between his house and 6 Autumn Lane. We confirmed that the property lines meet each other and to use the Town Of Queensbury property mapping software to get an exact measurement
- Entrances appearance seems to be an issue for some homeowners. Part of the problem is the fence area that we do not own and the landlord asked us not to mow it. We cannot mow due to liability issues this would create for the HOA and our lawn care maintenance company. We will look in the spring of 2021 to enhance both entrances with Town of Queensbury water charged to the HOA and removing/replacing some of the older shrubs, etc.

**Next Meeting Date & Time**

Next meeting will be the annual meeting after the septic pumping is scheduled and completed. 30 day advance notice will be given and it will be a virtual annual meeting due to COVID restrictions.

**Thank you.**

**Sherman Pines Board of Directors**