

Sherman Lakes Homeowners' Association

Executive Session Meeting Minutes

Meeting: Sherman Lakes Homeowners' Association Executive Session

Meeting Date: January 16, 2025

Location: Mike's House, Aster Way

Time: 7:00pm EST

Board Members Present:

Keith Goshia (Virtual)

Mike Farris

Jenn Pavlic

Jeff Unger

Meeting Start Time: 7:00pm EST

Meeting Agenda:

- Current budget/financials review and updates
 - Deficits of close to \$20,000 for last two years
 - No dues increase for over 8 years
 - Vote to increase dues to \$750 - Unanimous Vote
- Prepare for Annual Meeting
 - Select date/time
 - March 5 or 12 - based on Taylor's availability and suggestion
 - Addendum - March 13 chosen for annual meeting due to availability of Berlin Township Hall (also reserved for next couple years to keep same week on the books)
 - Topics to cover
 - Dues increase
 - Filling board spots - Matt's vacated spot and Keith is at the end of his term
 - Notification of residents of dues increase and meeting
 - Need to create flyers and distribute in first week of February
- Capital Items:
 - Insurance Company change
 - Will now include D&L Liability for board
 - Pond Contract automatic renewal
 - Five Seasons Landscaping will lock in 2% yearly increase for 2-4 years

Next meeting agenda:

- Capital Items:
 - Holes and Big Rocks on main pond - level set rocks
 - Sprinkler system
 - Well
 - ADA ramp fix on sidewalk
- Follow-up on amendments and enforcement

Next Meeting Date: TBD

Meeting time Adjourned: 7:45pm

Minutes submitted by: Jenn Pavlic

Minutes approved by: *<vote to approve in next executive session on >*

Date Approved _____

