April 13, 2023

**Meeting of the Board of Directors**

Board Members Present:

Gerry Mannel, President

Susan Mannel, Secretary

Laurie Mergler, Treasurer

Fran Mergler, Vice President

Mike Dean, Member at Large

Community Members Present:

None

The meeting commenced at 6:33PM

The February Board meeting minutes were approved as written.

Treasurer’s Report

Laurie presented the Treasurer’s report and year-to-date budget. All assessments have been paid, including 3 with late fees. We now have over $70,000 in our savings account. Mike asked if we had investigated Money Markets as an alternative to CD’s. There didn’t appear to be much of a difference between the Money Market rates and the CD’s being offered by APGFCU. It was decided to invest another $25,000 in a CD. Apart from the payment for the Reserve Study, which was not in the 2023 budget, we are on target with income and expenses.

Vice President’s Report

Fran reported that he, Mike, and Gerry removed a large tree branch that had fallen into the Sidehill pond during the last big storm. The tree appears to be dead and there is concern that it could fall and do damage to the fence. The tree appears to be on the property of a homeowner that backs up to the pond. Gerry contacted the homeowner who will look at the tree and determine if it appears to be on his property or HOA property. Fran also cleared out debris at the Bynum Run and confirmed that the fox hole is still there.

Design Review Board

Gerry reported that he has sent out notices regarding missing shutters.

Committees

**Newsletter:** Gerry will start working on the April newsletter.

**Website:** Gerry reported the website is up to date

**Next-door:** Nothing to report.

**Welcome Committee**s: Mike reported that all new homeowners have been visited. The house at 606 Cedarday Drive has been sold and Mike will visit the new homeowners once they move in. Gerry reported that he included the welcome letter in the resale information sent to the realtor.

**Yard Sale Committee:** Lee had reserved the dumpsters and a donation truck for 5/13.

**Nominating Committee**: Open

Old Business:

Gerry reported that the reserve study was completed, and the results indicate we are well funded to meet anticipated expenses. No increase in assessments is needed. The next reserve study is due in 5 years.

New Business

Laurie mentioned that she has not received the invoice for the Bond renewal. It renews on 4/13. Susan will call the agent and request the invoice.

Comments from the Community - None

No further items were on the agenda and the meeting was adjourned at 7:18 PM.

Respectfully submitted,

Susan Mannel, Secretary