February 10, 2022

**Meeting of the Board of Directors**

Board Members Present:

Gerry Mannel

Susan Mannel

Laurie Mergler

Fran Mergler

Mike Dean

Community Members Present:

None

The meeting commenced at 6:34 PM.

The December Board meeting minutes were approved as written.

Treasurer’s Report

Laurie presented the Treasurers’ report and year to date budget. She pointed out the increase in insurance which puts us over budget in that category and we still have the Bond to pay in April. We have 5 unpaid assessments as of the date of the meeting. Gerry indicated that he will send out the final notices on Monday. Any assessments unpaid as of 4/1 will be referred to our attorney for collection. Laurie looked at the current interest rates for CD’s and a 24 month is only .54%. We have one CD that matures in March and it is currently valued at $25,875.07 and over $76,000 in our savings account. It was decided to wait until April’s board meeting to see if rates go up before committing to a low interest CD.

Vice President’s Report

Due to the weather Fran has not recently walked the ponds. We have not received any notices, from Harford County, for inspections of any of the three ponds. He will report the pot hole, near the calming device, to Harford County. Gerry recommended that we let the county know that the entire section around the calming device is deteriorating. We haven’t received the 2022 contract, from Ivy Hill, and Fran will contact them. It is expected that there will be an increase in the rates. He also mentioned the farm that backs up to the homes on Woodtop Way is being developed into a community of single family homes.

Design Review Board

Gerry reported that we had requests to remove dead ash trees and to redo a pool deck.

Committees

**Newsletter:** Next newsletter will be published in March

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

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

**Welcome Committee:** Mike reported that he has purchased additional gift cards. He attempted to visit one new homeowner but no one answered the door. There is one other new homeowner that he has to visit.

**Yard Sale Committee:** The Yard Sale will be May 14th this year.

**Nominating Committee**: Nothing to report

Old Business

Susan has the contract from The Church of the Good Shepherd, for our September 21st annual meeting. She will return it with the $50.00 check. Susan asked Fran if he would give her the name a contact person with Ivy Hill. She will ask them to look at the dying bushes, at the sign, and ask for recommendations for replacements.

New Business

Susan provided additional information regarding the increase in our property, liability, Directors and Officers and Umbrella policies. It has been over 10 years since we have had an increase so this didn’t come as a surprise. She did talk to our agent and was told this is what he is seeing across the board on association policies. We could look at non admitted carriers which might result in a lower premium but not a significant decrease. Also non admitted carriers don’t typically have to file their rates and forms which could result in a decrease in coverage. Susan also mentioned that Terrorism insurance which used to be an additional premium is now included at no additional cost. The Board agreed to stay with our current carrier.

No further items were on the agenda and the meeting was adjourned at 7:19 PM.

Respectfully submitted,

Susan Mannel, Secretary