August 11, 2022

**Meeting of the Board of Directors**

Board Members Present:

Gerry Mannel, President

Susan Mannel, Secretary

Laurie Mergler, Treasurer

Fran Mergler, Vice President

Community Members Present:

None

The meeting commenced at 6:08 PM.

The June Board meeting minutes were approved as written.

Treasurer’s Report

Laurie presented the Treasurers’ report, year to date budget and the proposed budget for 2023. Based on current expenses and the amount being placed in reserve, the Board decided that we will not need a dues increase in 2023. There were minor changes made to the 2023 proposed budget and Laurie will make the changes and forward to Susan for the annual meeting. Laurie reported that our annual financial review was performed by Weyrich, Cronin & Sorra and no issues were found. The Board looked at the current interest rates for CD’s and they are starting to steadily increase. Our last CD is maturing on 9/1. It was decided to roll it over into a step up CD which would allow us to take a one time advantage of an increase in rates. Since her name is on the CD, Susan will contact APGFCU to proceed with the roll over and also see if we can have more than one step up CD. If we can, then the Board will decide if we want to do one or two more and the amounts.

Vice President’s Report

Fran recently walked all three ponds and they are in good shape but need to be mowed. Fran reported that the swale still looks good at the Bynum pond.

Design Review Board

Gerry reported that the garage doors, needing to be replaced, at 802 Deepwood Ct., will be taken care of on 9/1. Gerry contacted the realtor for 711 Cedarday Drive about the condition of the lawn and it has been taken care of. The DRB has received a complaint concerning a homeowner renting out space in his basement. It was decided to contact our attorney prior to addressing this with the homeowner.

Committees

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

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

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

**Welcome Committee**s: Nothing new to report.

**Yard Sale Committee:** Nothing new to report.

**Nominating Committee**: Open

Old Business: None

New Business

Susan reported that the Certificate of Insurance has been sent to the church for the annual meeting. The letter regarding the annual meeting and a proxy will be mailed by August 30th, to all homeowners. Gerry, Susan, Fran and Laurie will meet on 8/25 to prepare the mailing.

Susan reported that a sympathy card was sent to Charlie Smith upon the passing of his wife Mary Grace.

Comments from the Community - None

No further items were on the agenda and the meeting was adjourned at 7:07PM.

Respectfully submitted,

Susan Mannel, Secretary