October 13, 2022

**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 6:31 PM.

All board members agreed to stay in their current positions. The duration of terms is as follows.

* 1 year - Fran and Laurie Mergler terms are up in 2023
* 2 years – Gerry and Susan Mannel terms are up in 2024
* 3 years - Mike Dean’s term is up in 2025

The August Board meeting minutes were approved as written.

The September Annual Meeting Minutes were approved as written.

Treasurer’s Report

Laurie presented the Treasurer’s report and year to date budget. Laurie moved $50,000 out of savings and into two $25,000 CD’s. She will monitor interest rates for the step-up CD and advise the board when it makes sense to update to a new interest rate. We have one homeowner where the 2022 assessment was paid twice. We will put the second payment toward the 2023 assessment. Ivy Hill has done the September and October mowing. We may have one more in November. Other known expenses, before year end, will include stamps and ink, for the December assessment mailing.

Vice President’s Report

Fran recently walked all three ponds, and they are in good shape along with the fencing and the gates. There is some groundhog activity at the Sidehill and Bynum Run ponds. The groundhogs should be going into hibernation, so we won’t do anything at this time. There is a depression before the manhole at the Deepwood Court pond. This is probably due to a leak. Fran will continue to monitor this. We haven’t received any notification, from Harford County, regarding the annual inspection of the ponds.

Design Review Board

Gerry reported that the complaint concerning homeowners renting out space in their basement has been closed. There is no other activity.

Committees

**Newsletter:** Gerry said the newsletter is ready for publication.

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

**Next-door:** The app seems to be harder to navigate and unwanted information is showing up

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

**Yard Sale Committee:** Laurie is waiting for Amelia to submit her bill for the advertisement.

**Nominating Committee**: Open

Old Business:

* Gerry said he would like to recognize Bill Nies regarding his attendance at our annual meetings. Bill has attended all the annual meetings and always has input or questions.
* Susan reported that Ivy Hill will do the fall cleanup and new plantings the week of 10/16.
* After discussion it was decided to leave the board meeting starting time at 6:30.
* After discussion it was decided to leave the annual meeting at the same date and time

New Business

* Gerry reported that there was a burglary in the 700 Block of Cedarday drive on 9/25 at 4:00 in the afternoon.
* We must have a reserve study performed by October of 2023. Gerry has information from a company in Arlington, VA, that he obtained in 2018. Susan said she thought that Harford County had companies posted to their site. She will research and get back to the board.
* Assessment invoices need to be mailed in December. Susan will coordinate with the board members to pick a date.

Comments from the Community - None

No further items were on the agenda and the meeting was adjourned at 7:30 PM.

Respectfully submitted,

Susan Mannel, Secretary