

December 10, 2020

Meeting of the Board of Directors

Board Members Present:

Gerry Mannel

Bob Fortenbaugh

Susan Mannel

Laurie Mergler

Fran Mergler

Community Members Present;

None

The meeting commenced at 6:34PM. There were no additions or corrections to the minutes of the October board meeting.

Treasurer's Report

Laurie presented the Treasurers' report and year to date budget. The reports were approved without additions or corrections. In addition, Laurie did a reconciliation of our beginning and ending cash balances and expenses. This matched the December budget numbers and the December Treasurer's report. The CD that matured in November has been placed in our savings account and we will wait until after the annual assessment collection, in January, to decide when to invest in a new CD. Other than the December BGE bill and possibly a bill, from our attorney, we are not expecting any additional expenses. We should end the year under budget.

Vice President's Report

Bob reported that he recently checked the ponds and they are in good shape. He indicated that the contractor did a good job on the access to the Deepwood Court pond. There is one groundhog hole at the Sidehill pond that would be addressed in the spring.

Design Review Board

Gerry reported on the status of the violation at 805 Bynum Run Court. This involves storage of three jet skis and two trailers on the rear of the property. The homeowner did not respond to the first violation letter and the final violation letter was sent on November 18th with a compliance date of December 18th. After that date it will be forwarded to the HOA attorney. The homeowner did send a rather curt email reply to the final violation notice indicating that jet skis were boats and therefore they were not in violation of the covenants. An email response was sent indicating that yes, they were boats but were still in violation of the covenants. This topic was discussed at a special DRB meeting and it was agreed that the homeowner was in violation and there was not a remedy, either under the covenants or rules list, that would allow for correction of the violation other than removal from the property or storage in the garage as outlined in the violation letters. However, there was no consensus as to whether a trailer could be stored with a boat and if the "storage with approved screening" portion of the covenants and rules list was applicable only to a sail boat or any boat. Gerry indicated it would be brought before the HOA board for discussion. The board unanimously agreed that due to conflicting language in the covenants and rules list that this issue should be referred to the HOA attorney.

Committees

Newsletter: Fran and Gerry reported that the December newsletter will be added to our website.

Website: Gerry reported the website is up to date.

Next-door: Nothing new to report.

Welcome Committee: Fran welcomed 3 new homeowners, at 818 Sidehill Drive, 911 Sidehill Drive and 612 Cedarday Drive. He also reported that we had seventeen new homeowners, in 2020, and he was able to physically welcome sixteen of them.

Social Committee: Laurie had nothing new for the Social Committee.

Nominating Committee: no committee established at this point

Old Business

Gerry reported that the survey of the Bynum Run pond was completed and pictures were taken to record the markers. The property line does run through a small portion of the driveway at 812 Bynum Run Rd. This shouldn't be an issue.

New Business

Susan reported that sympathy cards were sent to the families of Wilson Sebeniecher and Clifford Tacie .

No further items were on the agenda and the meeting was adjourned at 7:10 PM.

Respectfully submitted,

Susan Mannel, Secretary