December 10, 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 1:04PM

The October Board meeting minutes were approved as written.

Treasurer’s Report

Laurie presented the Treasurer’s report and year to date budget. The board agreed to wait until January to take advantage of the higher interest rates for the step-up CD. Ivy Hill has done the November mowing and ponds. This should be the final bill for the year. We haven’t received the bill for the additional landscaping that was done last month. Susan will check with Ivy Hill. No other expenses are expected prior to year-end.

Vice President’s Report

Fran reported that have been no changes to the ponds and nothing new to report.

Design Review Board

Gerry reported that he has received complaints about the dumpster, in the street, on Cedarday Drive. He has talked to the homeowner, and it will be gone on Monday. He will also talk to the homeowner, on Deepwood Court, about the status of the brick repair. He also mentioned that new homeowners, on Cedarday Drive, are having outside work done to the home without submitting requests to the DRB. Mike has not been successful in visiting them but will try to do so this weekend and remind them of the covenants.

Committees

**Newsletter:** Gerry said he will work to put together a newsletter for December

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

**Next-door:** Gerry will put out an announcement that the 2023 assessments have been mailed

**Welcome Committee**s: Mike visited one of the new homeowners on Cedarday Drive and will try to visit the other new homeowners this weekend. He will remind them of the covenants and that any outside work needs to be submitted for approval.

**Yard Sale Committee:** Laurie reported that Amelia has submitted her bill for the advertisement.

**Nominating Committee**: Open

Old Business:

Gerry reported that we have contracted with Reserve Advisors to do our reserve study. He will check with them to see if they have a time frame to complete the study. The 2023 annual assessment invoices will be mailed next week.

New Business – None

Comments from the Community - None

No further items were on the agenda and the meeting was adjourned at 1:24 PM.

Respectfully submitted,

Susan Mannel, Secretary