February 9, 2023

**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 6:31PM

The December Board meeting minutes were approved as written.

Treasurer’s Report

Laurie presented the Treasurer’s report and year to date budget. She indicated that the 2022-year end budget was revised due to bills that were received after the initial report. Laurie also mentioned that APGFCU deposited, what normally would have been January interest, on December 31, 2022. This resulted in the 2022 budget being overstated and the 2023 will be understated. There were 5 unpaid assessments as of the date of the meeting. We now have over $70,000 in our savings account. It was decided to wait until after the reserve study, on 2/23, before any decision is made to invest in another CD. Laurie also filed and paid our federal and state income taxes.

Vice President’s Report

Fran reported that he walked the ponds earlier in the day and they look good. There is what looks like a fox hole at the Bynum pond and we still have the inactive ground hog holes at the Sidehill pond.

Design Review Board

Gerry reported that he received an email, from a homeowner, concerning some maintenance issues in the neighborhood. Gerry responded to the email but also asked the DRB members to review the items and get back to him. There have been requests submitted for an outside kitchen, a patio with a fireplace, a fence and pool. These have all be forwarded to the DRB members for review.

Committees

**Newsletter:** Gerry reported that the December newsletter was completed and posted to the website.

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

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

**Welcome Committee**s: Mike reported that all new homeowners have been visited.

**Yard Sale Committee:** Laurie has not heard from Amelia regarding this year’s yard sale. Gerry indicated that he had talked to someone at Lee Tessier's office, and it appears that Lee had reserved the dumpsters for 5/13.

**Nominating Committee**: Open

Old Business:

* Gerry reported that Reserve Advisors is scheduled to do the reserve study on 2/23.
* Letters will be sent to those homeowners that have not paid the annual assessment, on Monday 2/13.
* Susan reported that the completed Facility Use Application has been sent to the Church of the Good Shepherd for the 2023 annual meeting.

New Business

* Our property, liability and D&O insurance increased by about 9% this year. It was decided that there was no point in marketing the insurance. Laurie has scheduled the payment.
* Gerry was contacted by the Social Committee chairwoman from Monarch Glen regarding the date of our yard sale and the dumpsters. Gerry told her that he would let her know when we had the date for the yard sale but that she would need to contact Lee Tessier’s office about the dumpsters. She also wanted to know if we would be interested in splitting the $500 cost to sponsor a shredder day. The board didn’t think we would have sufficient response to justify the cost.

Comments from the Community - None

No further items were on the agenda and the meeting was adjourned at 7:18 PM.

Respectfully submitted,

Susan Mannel, Secretary