February 08, 2024

**Meeting of the Board of Directors**

Board Members Present:

Gerry Mannel, President

Susan Mannel, Secretary

Laurie Mergler, Treasurer

Fran Mergler, Vice President

Mike Dean, Board Member

Community Members Present:

None

The meeting commenced at 6:35PM

The December 2023 Board meeting minutes were approved as written.

Treasurer’s Report

Laurie presented the Treasurer’s report, year to date budget and year end 2023 budget. We ended 2023 at $2322.26 under budget. Our total income was more than projected due to higher interest rates and late assessment fees. Our federal and state taxes have been paid and the personal property form filed for the state. It was decided to combine the sign maintenance expenses into one category.

Vice President’s Report

Fran reported that he, Gerry, and Mike met with two representatives, Dave Butler and Emma Imbierowicz, from Harford County to discuss the conditions of the ponds. The main points discussed included:

1. Cattails are a problem at both the Bynum Run and Deepwood Ct ponds and can’t take over more than 50% of the ponds.
2. There has been an ongoing problem with water running from the inflow pipe into the Deepwood Ct. pond. This continues even after a dry spell. The inflow is the county’s responsibility and Dave Butler said he would investigate what feeds this pipe.
3. The time for completing the needed repairs was extended through August 2024.
4. Something needs to be done about the ruts left after mowing on the side of the ponds.
5. The county provided the names of some contractors that perform work on community ponds.

Fran has called three contractors. Some of the contractors do only work on the ponds and don’t mow. One of the contractors would like to meet to walk the ponds.

Design Review Board

Gerry reported that we received a request for tree removal and for a new roof with solar panels. Both have been approved.

Committees

**Newsletter:** it has been a while since we have published one. Fran and Gerry will work on it.

**Website:** Gerry reported the website is up to date and the annual fee has been paid.

**Next-door:** Gerry reported it is up to date.

**Welcome Committee**s: Mike reported that he has 2 new homeowners to visit.

**Yard Sale Committee**: Laurie reported that she will confirm the 5/4 date for the yard sale.

**Nominating Committee**: nothing to report

Old Business:

There are 11 unpaid assessments as of the date of the meeting. Second notices will be mailed on Wednesday.

New Business

There are trees that need to be trimmed that are in the common areas/ponds. Fran, Gerry, and Mike will be involved and will contact homeowners that have expressed interest in helping with maintenance.

Comments from the Community

Gerry was contacted, by a homeowner, about a board with nails along Cedar Lane, past the Cedar Hill community. Gerry sent the information to one of the board members of that community. Mike received feedback on how quickly the pothole, by the calming device, was fixed.

No further items were on the agenda and the meeting was adjourned at 7:23 PM

Respectfully submitted,

Susan Mannel, Secretary