June 12, 2025

**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

Ron Gneo, Board Member

The meeting commenced at 6:36 PM

The April and May special meeting board minutes were approved as written.

Treasurer’s Report

Laurie reported that our bond premium was paid which completes our insurance obligations for the year. We were over budget by $462.00. We received the report and invoice from Weyrich, Cronin and Sorra for our annual accounting review. She then presented the current Treasurer’s report and year-to-date budget. Currently, we are on track to meet our 2025 projected budget.

Vice President’s Report

Fran reported that he and Gerry removed a dead tree from one of the common areas on Cedar Day Drive. He walked the Sidehill and Deepwood Court ponds. Both ponds looks good. Gerry has drilled some holes in the pipe in the Deepwood pond, and this has helped to reduce the water level, along with the work done by Ivy Hill. The inflow area was totally dry, and the out flow was still wet.

Design Review Board

Buy request to mannel807@hotmail.com

Committees

**Pond Committee:** Ron reported that work has not yet been completed at the Deepwood Ct pond. Gerry met with Ivy Hill to discuss what we wanted done with the stones. Ron will also follow-up with Harford County about scheduling one pond inspection a year rather than all 3 at the same time as they did at the last inspection.

**Newsletter:** The next newsletter will be published in August and sent out with the annual meeting notice.

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

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

**Welcome Committee**s: Mike is up to date.

**Yard Sale Committee**: The yard sale was a big success. We had great weather and a lot of activity. Thanks again to Lee Tessier for providing the dumpsters and donation truck.

**Nominating Committee**: Susan reported that based on our current schedule Mike is up for re-election this year. Fran and Laurie are up in 2026 and Gerry and Susan in 2027. Ron and Keith will be added to the schedule.

Old Business:

None

New Business:

Our annual meeting is 9/10 and we will need to do the mailing in mid-August. The newsletter will be mailed with the meeting notice. Susan will send out some dates to the Board members for the mailing.

Gerry provided the board with information regarding Beech Tree Leaf Disease which is impacting Beech Trees in Maryland. Without treatment, a mature tree could die within 7-10 years and a young tree within a year. We have many beech trees in the community. We will need to identify trees in the common areas to determine if any are a hazard to homeowners’ properties. Information has been posted on the community Facebook page as well as Next Door.

Items of Community Interest

Gerry reported that he advised Harford County of the deteriorating road conditions around the calming device on Cedar Day Drive in our community.

The meeting was adjourned at 7:30. PM.

Respectfully submitted,

Susan Mannel, Secretary