October 14, 2021

**Meeting of the Board of Directors**

Board Members Present:

Gerry Mannel

Susan Mannel

Laurie Mergler

Fran Mergler

Mike Dean

Community Members Present:

None

The meeting commenced at 6:30PM.

The first order of business was the election of officers. All board members agreed to stay in their current positions. In order to maintain continuity on the board, the following timeframes, for duration of terms, were established:

* 3 years - Gerry Mannel and Susan Mannel; term will be up in 2024
* 2 years – Fran Mergler and Laurie Mergler; term will be up in 2023
* 1 year – Mike Dean; term will be up in 2022

The August Board meeting minutes and the September annual meeting minutes were approved as written.

Treasurer’s Report

Laurie presented the Treasurers’ report and year to date budget. She noted that the fee for the post office box went up 28%. Ivy Hill has been paid for work through September. It is anticipated that will have at least one more mowing before the end of the year. The reports were approved without additions or corrections. We still have one homeowner who has not paid the annual assessment. It is anticipated that the house will be placed on the market this month and we will collect the outstanding assessment and associated late fees. Mike asked if Laurie could add a variance column to the budget report and she said that she would add the column.

Vice President’s Report

Fran reported that he walked the Bynum Run and Sidehill ponds. There were more ground hog holes at the Sidehill pond but they didn’t appear to be active. There is water damage where the drain meets the outflow pipe in the Bynum Run pond. Rock has been displaced in this area. Gerry suggested that we have Ivy Hill do the repair. Fran said he wanted to see if it was something he could do before we contact Ivy Hill. Gerry is going to contact the engineering firm that did the original specifications for the ponds to see if there is any documentation that we do not have concerning the valve in this pond. Fran also mentioned that a tree fell over in the Bynum Run pond.

Design Review Board

Gerry reported that there have been several landscaping requests and requests for roof replacements. These were approved. There is a request for a swimming pool that is pending approval from the DRB.

Committees

**Newsletter:** The next newsletter will be published in December.

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

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

**Welcome Committee:** Mike met with Fran to get the welcome packet information.

**Social Committee**: Since the only activity we have is the annual yard sale it was decided to rename the committee the ‘Yard Sale Committee”

**Nominating Committee**: Nothing to report

Old Business

Susan reported that the Church of the Good Shepherd can continue to accommodate us for our annual meeting. The board agreed it was a convenient venue. Susan will contact the office manager, in January, to confirm the date.

New Business

Mike made a request to increase the Broom Blooms gift card, which is given to new homeowners, from $10.00 to $20.00. After discussion Susan made a motion and Fran seconded the motion to increase to $20.00.

No further items were on the agenda and the meeting was adjourned at 7:26 PM.

Respectfully submitted,

Susan Mannel, Secretary