April 10, 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 6:30PM

The February board minutes were approved as written.

Treasurer’s Report

Laurie reported that 100% of assessments have been paid with 7 homeowners paying late fees. She then presented the current Treasurer’s report and year-to-date budget. We currently have $109,774.19 in CDs and our savings account is $44,319.73.

Vice President’s Report

Fran, Ron and Gerry walked the ponds prior to the meeting. Fran also cleared out debris in the common areas and drains on Cedarday Drive. There is an active ground hog at the Sidehill pond. See Ron’s committee report for further details on the condition of the ponds

Design Review Board

Gerry reported that a violation notice was sent for a wire fence that also exceeded the 4-foot fence height limitation. The homeowner has taken down the fence. There was also discussion surrounding a barrier, with mirrors to reflect the light, that has been erected, by a homeowner, to block the light coming from spotlights installed by a homeowner in the Estates at Cedarday. Gerry has been in communication with our homeowner and the Vice President of the Estates. Our homeowner has agreed to remove the mirrors if the Estates homeowner redirects the spotlights. Gerry will also send out an email to the DRB committee to determine what action should be taken with the barrier since all outside changes must be approved by the DRB.

Committees

**Pond Committee**: Ron reported that the Bynum Run Pond is holding more water which is what it is supposed to do. Bynum Run also has erosion on the access drive leading to the pond. Deepwood is also holding water which it should not be, and the pipe might be clogged. Gerry met with Derek, from Ivy Hill, to look at the pipe in the Deepwood Pond and Derek also looked at the erosion at Bynum Run. Ivy Hill sent Ron a proposal, totaling $5105 for the repairs needed at both ponds. A motion was made and passed to proceed with the repairs.

**Newsletter:** The spring newsletter was published; the next newsletter will be published in August.

**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. We have had some recent sales, but the new homeowners have not yet moved in.

**Yard Sale Committee**: The yard sale will be on May 10th. Lee Tessier sent out postcards to homeowners confirming that a dumpster and donation truck will be there.

**Nominating Committee**: nothing to report

Old Business:

Gerry brought the board up to date with our attorney’s response regarding rental of property. Our attorney presented several ways to proceed with this issue. It was decided that prior to taking any action a discussion with the attorney would be helpful in determining the expense involved to pursue the violation. Gerry will contact Brian Young.

New Business: none

Items of Community Interest

Laurie commented that a homeowner asked her about the deteriorating fence on Cedar Lane. The fence is on private property and the HOA does not have any authority to act on this matter.

The meeting was adjourned at 7:46PM.

Respectfully submitted,

Susan Mannel, Secretary