February 13, 2025

**Meeting of the Board of Directors**

Board Members Present:

Gerry Mannel, President

Susan Mannel, Secretary

Laurie Mergler, Treasurer

Fran Mergler, Vice President

Community Members’ Present:

Keith Yanky

Ron Gneo

The meeting commenced at 6:30PM

The December board minutes were approved as written.

Treasurer’s Report

Laurie presented the finalized 2024 Treasurer’s report and budget. We had an unfavorable variance of $34,124.50 because of the $41,250 spent on the ponds. She then presented the current Treasurer’s report and year-to-date budget. As of the date of the meeting we had 6 unpaid assessments. These homeowners have been mailed late notices and are subject to the late fee. We currently have $108, 743.36 in CDs and our savings account is $40605.86 because of paid assessments. Laurie indicated that our BGE bill is lower since Gerry replaced the sensor. Our package and umbrella premiums increased again this year. Susan spoke to our agent and after checking the status of the market for this type of business our premiums are competitive. Laurie reported that the federal and state income taxes have been paid.

Vice President’s Report

Fran walked the ponds prior to the meeting and indicated that all 3 of the ponds looked like they were in good shape. The Deepwood pond has water to the inflow which is higher than we are used to seeing. The cattails look dead. Ron Gneo has agreed to head up the Pond Community. He asked Fran if there were any outstanding issues from the County. Fran indicated that we are working on the ruts, and Ivy Hill has fertilized and limed these areas.

Design Review Board

Gerry reported minimal activity, just requests for new roofs and shutters. He did advise the Board that Jay Brown, a long-time member of the DRB Board, is not doing well and currently has in-home Hospice.

Committees

**Newsletter:** The next newsletter will be published in March. Ideas for topics were discussed.

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

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

**Welcome Committee**s: In Mikes’ absence Gerry reported that all new homeowners have been visited.

**Yard Sale Committee**: Gerry will resend to Laurie the contact information for the person handling that for Lee Tessie so that the date can be finalized.

**Nominating Committee**: nothing to report

Old Business:

It was brought to the board’s attention that a homeowner is renting their property. The homeowner was advised that renting was in violation of the Covenants prior to renting the property. The matter of renting had previously been brought to the attention of our attorney who advised that his opinion that renting is in violation of the covenants. Based on our experience with renting it was decided to review our options prior to taking any action.

New Business:

As mentioned under the Vice President’s report, Ron Gneo has agreed to head up the Pond Committee and will be part of the Board. Keith Yanky agreed to join the Board as well. We are now at 7 members, which is the limit for the number of allowable Board members.

Gerry reported that he had been contacted by a new homeowner regarding the speeding on Cedar Day Drive. This issue had been brought to the attention of the county several years ago. Speed studies were done, a county deputy gave out speeding tickets and the result was the calming device prior to Erin Way. Because Cedar Day Drive is a collector road the county will not permit speed bumps. Roundabouts were presented as an option but due to the negative impact on the property values, in proximity to the roundabouts, this was not pursued. It was decided that the Board will not take any further action at this time.

Items of Community Interest

Gerry indicated that two homes have recently sold in the community, and one is currently for sale.

The meeting was adjourned at 7:36PM.

Respectfully submitted,

Susan Mannel, Secretary