

**Cedar Day Community Association**  
**Board of Directors Meeting**  
**December 11, 2025**

**In attendance:**

Fran Mergler, President  
Laurie Mergler, Treasurer  
Ron Gneo, Vice President  
Anne Gneo, Secretary  
Mike Dean, Member-at-Large  
Keith Yanky, Chairperson DRB  
Gerry Mannel, Member-at-Large

The meeting commenced at 6:28PM.

The October board minutes were approved as written.

**Treasurer Report (Laurie Mergler)**

Savings transfer of \$2000 has been made to cover expenses. Recent expenses include BGE, Ivy Hill, and new lighting for the sign. Ivy Hill payments covered October and November mowing and fall cleanup. One CD matured on 11/24/25 and was moved to a new CD. Multiple CDs are maturing in 2026. There is \$23,365 in savings. The board will consider moving additional money to a CD. We are projected to be under budget for the year.

**Vice President Report (Ron Gneo)**

A section of sidewalk on Sidehill needs to be replaced.

**Design Review Board (Keith Yanky)**

Approval of a requested fence is complete.

A maintenance notice will be sent regarding a missing shutter.

**Standing Committee Reports**

- **Pond Committee (Ron Gneo)**  
Bynum pond is low as usual. There is a new, large animal burrow on the embankment. Sidehill pond also has an established animal burrow. Deepwood pond looks dry. There is an outstanding discussion with the County about options for the Deepwood pond to help catch water before it goes down the hill causing further erosion. Ron will follow up. Addressing this will be an extra expense for 2026.
- **Newsletter (Fran Mergler)**  
Spring newsletter will go out in March. The President and VP will provide content to update the community.
- **Web Site (Fran Mergler/Gerry Mannel)**  
Gerry has provided Fran a website tutorial. Fran now has access and will update as needed.
- **Cedarday Nextdoor (Gerry Mannel)**  
Nothing to report
- **Welcome Committee (Mike Dean)**  
Mike has plans to visit 2 new owners.
- **Yard Sale Committee (Laurie Mergler)**  
Nothing to report

### **Old Business (Fran Mergler)**

- **Sidehill Sidewalk Repair:** This will be taken care of when the weather warms.
- **Bank Signatures:** Signatures need to be updated. Fran will contact the bank to determine what info is needed. Anne and Ron will be added to replace Gerry and Susan.
- **Replacement Lighting at Sign:** Fran, Gerry and Ron Eller (community member and electrician) took care of replacing this. Ron Eller installed the new LED lights purchased from Lowes.

### **New Business**

- **Dues Notice Mailing:** Completed on Saturday, December 6<sup>th</sup>.
- **Investment Excess Operating Cash:** The board will discuss moving some of the savings account money to a CD.
- **Light Pole damage at foot of Sidehill:** The pole was likely hit by a vehicle. There is already a tag indicating the damage has been reported. The pole has been removed and the base remains. We are assuming BGE is taking care of this. This light is not part of the community's responsibility.

### **Community Interests**

712 Cedarday Drive sold on 1.12.25 to Michael and Wanda Caldwell  
2214 Erin Way is scheduled to close on 1.6.26 to Robert Cantazaro, Jr. and Allison Dumer

### **Comments from the Community**

Thank you to Gerry and Susan for everything they have done over the years and for their continued commitment to the community.

The meeting was adjourned at 7:36PM.

Respectfully submitted,  
Anne Gneo, Secretary