September 15, 2021

Annual Membership Meeting Cedar Day Community Association, Inc

**Board Members Present:**

Gerry Mannel, President

Fran Mergler, Vice President

Susan Mannel, Secretary

Laurie Mergler, Treasurer

Mike Dean – Member at Large

The meeting was called to order by President Gerry Mannel at 7:35 PM. Gerry announced that with the number of homeowners, in physical attendance, combined with the proxies received, we have a quorum and are able to conduct business.

There were no minutes to discuss since we did not have a meeting in 2020 due to COVID.

Treasurer’s Report: Laurie Mergler

1. Laurie reported that no discrepancies were found with the 2020 financial review conducted by Weyrich, Cronin and Sorra. A copy of the Profit & Loss Statement as well as the Balance Sheet was distributed to the members present.
2. Laurie reported on the balances in our savings and checking accounts as well as our two CD’s. The total balance is $99,088.86.
3. The year to date budget income and expenses were the next items reviewed. Laurie pointed out that we are over budget on our maintenance expenditures as a result of work that needed to be performed at the Bynum Run pond. A question was asked about the difference in the projected 2021 dues income versus the actual number. We have one homeowner that has not paid. However the home is to be sold and we will collect the dues plus late fees once the sale is completed. We also collected late fees from three homeowners.
4. The 2022 Budget was presented and discussed. A dues increase is not being proposed for 2022 The Board thinks that we have sufficient funds, in reserve, to pay for maintenance expenses that may occur in 2022. The proposed budget is approximately ten percent over the 2021 budget. Gerry asked for a motion to approve the 2022 budget. Bob Fortenbaugh made a motion and it was seconded by Amelia Hentschel. The motion was passed.

Vice President’s Report: Fran Mergler

Fran reported that he walked the ponds and they are in good shape at this time. He presented the details of the work that was performed at the Bynum Run pond. The county inspected the pond earlier in the year and found three areas that needed attention. He and Gerry were able to fix the first two but the remaining item required that we hire a contractor. Ivy Hill completed the outflow grading and created a swale as requested by the county. They brought in another contractor to install the value that the county said should be in place in the outflow tower of the pond. It was noted that the valve should have been there since the creation, of the pond, and its absence was not noted during previous inspections. Fran looked at the repairs after the recent heavy rains. The swale is holding up well but the force of the water, from the overflow pipe, has moved some rocks which will need to be put back in place.

Design Review Board: Gerry Mannel Chairman

Gerry recognized the members of the DRB: Debbie Pasco, Susan Mannel, Jay Brown, Fran Mergler, Ben Lazaro, Richard Greek and Ryan Schammel. A summary of the year to date 2021 activity was included in the packet given to the members in attendance. We have had only one violation and 3 maintenance notices far this year. There were 14 requests for home improvements.

For the benefit of the new homeowners present, Gerry pointed out that the Covenants require that any external changes require approval by the DRB. This includes roofs, shutters, landscaping, tree removal and planting to name the items that are most often overlooked by homeowners as requiring approval. Typically there is not an issue removing trees that were planted by homeowners, but Cedar Day is a wooded community and there is an issue removing trees that were in existence when the community was developed.

Before moving on to committee reports , Gerry recognized the Board of Directors, Vice President Fran Mergler, Treasure Laurie Mergler, Secretary Laurie Mergler and Member at Large Mike Dean, He also recognized our long time newsletter editor Herb Freiberger.

Nominating Committee: Committee Chairman, Herb Freiberger was not able to be present at the meeting and Gerry gave the report. Gerry Mannel is the only board member up for election this year. No other candidates have come forward.

Election

Gerry asked if there were any nominations from the floor and there being none, the nominations were closed.

There being no objection Secretary Susan Mannel cast the ballot for the membership to re elect Gerry Mannel.

Standing Committees

**Newsletter:** Gerry reported that the newsletter is no longer being hand delivered and is posted to our website: [www.cedardaycommunity.com](http://www.cedardaycommunity.com). Notification, of a new newsletter, is given to the community via Next Door and Facebook.

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

**Next-door:** Gerry reported there is nothing new to report and also told the members that they can restrict what they see posted by limiting the neighborhoods to Cedarday and the Estates.

**Welcome Committee:** Mike Dean is taking over as chairman and will work with Fran to understand what is required by the committee. He indicated that so far, in 2021, we have had 3 new homeowners and in 2020 we had a record 17 new homeowners.

**Social Committee**: Laurie thanked Amelia Hentschel for another successful yard sale and dumpster day. Amelia has been coordinating this event for over 10 years, picking the date, placing the ads and coordinating with Lee Tessier for the dumpsters and donation truck. We did not have an Easter Egg Hunt this year or any Halloween activities. The Board would like to see some of the younger homeowners become involved in these activities.

Old Business

There was not old business.

New Business

There was no new business.

Comments from the Community

Jim Pisciotta commented about the vegetation overgrowth at Cedar Lane and Wheel Rd. and the pothole on Cedar Lane. This area is owned by the county. Gerry mentioned that any member of the community can contact Harford County using the “See, Click, Fix” feature on the Harford County website.

Gerry commented on the “Cedar Day Stays” signs throughout the community. The signs are in reference to the proposed school redistricting which does impact the children in our community. The covenants do prohibit signs, with the exception of political signs, which are allowed by the county. Due to the importance of this issue it was decided, by the Board, not to take any action against this violation.. This issue not only impacts homeowners with children, but could have a negative impact on property values.

Dave Godbey educated the membership about the proposed commercialization of “Abingdon Woods “. The owner’s intent is to sell this property to a developer of warehouses. A local group, Abingdon Woods, wants to purchase the property for preservation. The area is over 300 acres and includes marshland and is also home to a number of species of wildlife. Support can be shown by contacting, Curtis Beulah, our county representative.

With no further items to be discussed Rick Hauser made a motion to adjourn, which was seconded and all being in favor the meeting was adjourned at 8:32PM.

Respectfully submitted,

Susan Mannel, Secretary