

Cedar Day Community Association Annual Meeting September 23, 2026

Board Members 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 7:31 PM.

Call to Order (Fran Mergler)

- Proper notice for the meeting was given (15 days) by mail and a posted sign at neighborhood entrance.
- Quorum was determined. 42 Proxy forms were received plus 15 households in attendance. Quorum is established (40 households are required).
- Fran provided a summary of our current sound financial status and of the requirements, liability and cost of the 3 ponds as they age. The goal is to maintain a sufficient reserve fund to cover all costs.

Meeting Minutes

The 2025 annual meeting minutes were approved as written.

Treasurer Report (Laurie Mergler)

- Financial Review January 2025 – December 2025
The accountant did a yearly review of our books and found no discrepancies.
- The financial statement year-to-date 2026 was presented.
- Proposed 2027 operating budget and reserve account allocation was presented. Laurie reviewed the proposed budget and suggested changes from 2025. Slight increases in expenses are expected in most areas including insurance, utilities, maintenance, the website, and taxes. 2027 budget includes \$2000 for a professional reserve analysis that is required every 5 years.
- Motion to approve the proposed 2027 budget was made by Bob Fortenbaugh and 2nd by Ellice Luh. Motion carried unanimously and the budget is approved.

Vice President Report (Ron Gneo)

- **Community property**
There are a couple of sidewalk panels that will be replaced.
- **Storm water ponds**
The HOA is responsible for maintaining the ponds according to the County's design plan. The board members regularly check the ponds for maintenance needs. The County is expected to inspect the ponds this fall.

Design Review Board (Keith Yanky)

In 2026 there were 18 requests for design changes, and all were approved.

12 notices have been sent out. The majority were for missing shutters, 1 for lawn maintenance, 1 for a political sign.

Nominating Committee Report (Gerry Mannel)

The candidates for HOA Board are Fran Mergler and Laurie Mergler.

Election of New Board Members (Fran Mergler)

There were no nominations from floor. A motion to close nominations was made by Debbie Pasco and 2nd by Bob Fortenbaugh. With 2 open positions and 2 candidates, Fran and Laurie were elected to the HOA Board.

Standing Committee Reports

- **Newsletter (Fran Mergler)**

2 newsletters are sent out every year. A suggestion to send the newsletter by email was made. There is a challenge in collecting all homeowners' contact information.

- **Website (Fran Mergler/Gerry Mannel)**

Website is up to date. Meeting minutes and budgets are posted on the website.

- **Cedarday Nextdoor (Gerry Mannel)**

Gerry monitors this and homeowners are welcome to post relevant information for the Cedar Day community.

- **Welcome Committee (Mike Dean)**

Mike provides information about accessing the community webpage and the Nextdoor app and a Bloom's Broom coupon to all new homeowners. 8 homes have been sold in 2026. 7 homeowners have been provided with the welcome package so far.

- **Yard Sale Committee (Laurie Mergler)**

The yard sale is typically in May and Lee Tessier provides a dumpster. The 2026 yard sale was successful.

Old Business (Fran Mergler)

- The Fidelity Bond has been increased from \$100,000 to \$150,000. The Bond is required to be equal to the reserve fund.
- A tree fell in the Sidehill pond area and damaged the fence. The homeowner was planning to remove the tree. The board will check on the status of the damage.

New Business (Fran Mergler)

None

Comments from the Community (Fran Mergler)

There was a discussion of Beech tree leaf disease which has infected all the Beech trees in the area. Treatment is expensive. Many of the Beech trees are expected to die.

There was a discussion about renting out homes. An attorney reviewed the bylaws and determined long term rentals are allowed.

What can be done about the speeding on Cedarday Drive? Speeding has been an ongoing issue and has been investigated in the past by the Board with no solution found. The HOA will ask the County to perform a traffic study.

Can commercial vehicles be parked on the street at night? The HOA prefers that commercial vehicles are parked in the homeowner's driveway. The HOA does not have jurisdiction over the street, since it is public. The County considers a commercial vehicle as over 10,000 lbs. Complaints can be made to the sheriff's department.

Laurie Mergler noticed that several streetlamps were out and reported to BGE. The lights were fixed quickly.

The meeting was adjourned at 8:37 PM.

Respectfully submitted,
Anne Gneo, Secretary