September 13,2023

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 7:32 PM. Gerry opened the meeting by recognizing the board members.

Susan announced that we had received 49 proxies, 43 with vote assignment. In addition, we had 15 homeowners at the meeting. This is more than the 40 homeowners needed for a quorum and we are able to conduct business.

The minutes from the September 15, 202 2annual meeting were posted to the website, with no corrections noted, and were also approved at the October board of directors meeting.

Treasurer’s Report: Laurie Mergler

1. Laurie reported that no discrepancies were found with the 2022 financial review conducted by Weyrich, Cronin and Sorra. A copy of the Profit & Loss Statement as well as the Balance Sheet were given to the members present.
2. Laurie reported on the balances in our savings and checking accounts as well as our 4 CDs total $142,648.73.
3. The year-to-date budget income and expenses were the next items reviewed. Laurie reported that we are on target to be at or below our 2023 projected budget by year end. All assessments have been collected, along with three late fees. Due to the increase in interest rates, we are above budget for interest income.
4. The 2024 Budget was presented and discussed. There will not be dues increase this year. Gerry will address the Reserve Study that indicates we are adequately reserved at this time, under New Business. The proposed budget is 1.2% above the 2023 budget. Gerry asked for a motion to approve the 2024 budget. Bob Fortenbaugh made a motion, and it was seconded by John Walters. The motion was passed.

Vice President’s Report: Fran Mergler

Fran commented on the trimming that was recently done to cut back the overgrowth from our sign up to the calming device on Cedarday Drive. Some additional trimming will be done up to Woodtop Way and Fran, Gerry and Herb plan on completing that section. Fran recently walked the ponds, and they are basically in good shape at this time. We did have a tree fall into the Sidehill Pond and Fran, Gerry and Mike removed it. There is some erosion at the Bynum Run Pond which is a wet pond. There is a tree down in this pond which will need to be removed. We have not had any county inspections in the last 2-3 years.

Design Review Board: Gerry Mannel Chairman

Gerry recognized the members of the DRB: Debbie Pasco, Susan Mannel, Jay Brown, Fran Mergler, Ben Lazaro, and Richard Greel. Requests requiring DRB approval are down this year. Maintenance notices and violations are also down, consisting primarily of the need for refreshing paint and dead tree removal.

Nominating Committee & Elections:

Gerry reported that Fran Mergler and Laurie Mergler are up for election this year.

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

Susan cast the ballot reelecting Fran and Laurie.

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).

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

**Next-door:** Gerry mentioned that if you want to restrict the messages from other communities you can make that change in settings.

**Welcome Committee:** Mike Dean has visited all new homeowners. He reported that when he took over in 2020, we had 17 new homeowners, 5 in 2021, 4 in 2022 and 2 so far in 2023. We include a $20.00 Brooms Blooms Dairy gift card as part of our welcome package.

**Yard Sale Committee**: Laurie recognized Amelia Hentschel as the organizer for the yard sale. Amelia indicated that pricing had gone up significantly for print ads and she used the Sunpaper online advertising as an alternative. Due to the weather, it appeared that attendance was down. As usual the dumpsters and donation truck, provided by Lee Tessier, were a big hit. We coordinate the date with Lee and it was mentioned we should try to move away from Mother’s Day weekend if possible.

Old Business:

At last year’s meeting Bill Nies asked about the $140.00 Annual User Benefit Assessment that is levied on all properties that connect to the county’s water and sewer system. It was confirmed again that this is levied for 25 years from the date the home was built and the county should automatically stop sending the bill.

New Business:

Gerry reviewed the result of the reserve study that was completed early this year. The study is mandated by the State of Maryland to ensure that HOA and Condominium associations are adequately funded to meet their obligations. The stormwater management ponds are our largest expense. Fran also mentioned the sign and the fencing surrounding the ponds as additional maintenance items. We are also responsible for the two common areas along Cedarday Drive and one on Erin Way. The findings indicate that our reserves are adequate, and we do not need to increase our annual assessment.

Comments from the Community

Gerry recognized Bill Nies for his faithful attendance at the annual meetings. A question was asked about the status of the development of the farm that borders Cedarday Drive and Cedar Lane. Gerry indicated he has seen the plot, which consists of 22 homes on 12 acres, but doesn’t have any information as to when construction will start. There was some discussion concerning the increase in crime in the Harford County area.

With no further items to be discussed Gerry adjourned the meeting at 8:14 PM.

Respectfully submitted,

Susan Mannel, Secretary