

**Cedar Day Community Association
Board of Directors Meeting
April 9, 2026**

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 6:32PM.

Meeting Minutes

The February 2026 board minutes were approved as written.

Treasurer Report (Laurie Mergler)

HOA dues are all paid in full. Additional savings will go into a new CD. Reimbursement was made for the 2025 yard sale ad. Stamps and envelopes were purchased. Insurance is paid and was under budget.

Vice President Report (Ron Gneo)

Pond report: All ponds look good with only minor concerns.

- **Bynum pond** has a large burrow and bare spots on the hill.
- **Deepwood pond** is dry and has a very large animal burrow. Repairs made last year for the pond to drain better appear to have been successful. Erosion does not appear to be getting worse from when it was originally observed. Fixing erosion issues will be addressed when other repairs are needed.
- **Sidehill pond** has no issues and only needs the grass to be mowed. It also has an animal burrow.

Miscellaneous Items:

- Cracked sidewalk on Sidehill needs to be repaired.
- Maintenance company will be contacted about starting to mow for the season.

Design Review Board (Keith Yanky)

All homes with missing shutters that received a letter have made the repair. Additional missing shutters have been noticed, and homeowners will receive letters. An informational letter about displaying political signs was mailed to a resident. Political signs can only be displayed 30 days prior and 7 days after an election.

Standing Committee Reports

- **Newsletter (Fran Mergler)**
Spring newsletter was mailed to homeowners.
- **Website (Fran Mergler/Gerry Mannel)**
Lee Tessier offered to have his marketing person improve the website.
- **Cedarday Nextdoor (Gerry Mannel)**
Gerry will put the yard sale date on Nextdoor.
- **Welcome Committee (Mike Dean)**
6 new homeowners were on his list. 3 have been completed.
- **Yard Sale Committee (Laurie Mergler)**
The date is set for May 9th. Amelia H will advertise. Lee Tessier will arrange the dumpster.

Old Business (Fran Mergler)

- Dues Notices – all dues collected.
- APGFCU has contacted Anne and Ron to be added as signers to the bank account.

New Business (Fran Mergler)

- Yard Sale – May 9th. Fran will put up the sign in the neighborhood.

Comments from the Community (Fran Mergler)

- 904 Sidehill – Coming soon

The meeting was adjourned at 7:22PM.

Respectfully submitted,
Anne Gneo, Secretary