

**Cedar Day Community Association
Board of Directors Meeting
August 13, 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 June 2026 board minutes were approved as written.

Treasurer Report (Laurie Mergler)

An annual review of the financials has been paid.
Ivy Hill payments were made for grass and pond maintenance.
Donation was made to the Lutheran Church of the Good Shepherd for use of their space for the annual meeting.
Expenses were paid for new homeowner gift cards.
Projected expenses are on track for the year.

Vice President Report (Ron Gneo)

Sidehill pond has a tree down on the fence. The adjoining homeowner is taking care of removing the tree. The fence damage will be assessed once the tree is removed. There remains an animal burrow on the side of the pond.

Bynum pond looks good. There is an animal burrow.

Deepwood pond looks good and is much drier than it was before. There is some increased erosion.

Ponds are expected to be inspected by the County in November.

Design Review Board (Keith Yanky)

A few maintenance notices have been mailed.

Standing Committee Reports

- **Newsletter (Fran Mergler)**
Newsletter is complete and will be mailed soon.

- **Website (Fran Mergler/Gerry Mannel)**
Website is updated.

- **Cedarday Nextdoor (Gerry Mannel)**
No update
- **Welcome Committee (Mike Dean)**
2 welcome packets are due.
- **Yard Sale Committee (Laurie Mergler)**
No update

New Business (Fran Mergler)

- **Annual Meeting Planning**
September 23rd at 7:30pm at The Lutheran Church of the Good Shepard.
A notice will be mailed next week.
- **2027 Budget Discussion**
The board discussed multiple scenarios for increasing dues. With the aging neighborhood, the ponds will likely need costly maintenance.
Expected expenses were reviewed to set the 2027 budget.
Dues will be increased by 10%.

The meeting was adjourned at 7:55PM.

Respectfully submitted,
Anne Gneo, Secretary