

**Cedar Day Community Association
Board of Directors Meeting
June 11, 2026**

In attendance:

Fran Mergler, President
Laurie Mergler, Treasurer
Ron Gneo, Vice President
Anne Gneo, Secretary
Mike Dean, Member-at-Large
Gerry Mannel, Member-at-Large

The meeting commenced at 6:31 PM.

Meeting Minutes

The April 2026 board minutes were approved as written.

Treasurer Report (Laurie Mergler)

BGE, ads for yard sale, Ivy Hill mowing are all paid.
2 CDs matured and were rolled into new CDs.

Vice President Report (Ron Gneo)

- Deepwood pond is dry and looks good. Erosion does not appear any worse than in early spring. The animal burrow has gotten bigger.
- Bynum pond is holding some water which is what it is designed to do. The cattail growth has not gotten out of control like they were last year.
- The cracked sidewalk on Sidehill needs to be repaired. Ron will get an estimate.
- Yard waste is being dumped in the common space on Erin Way. We will monitor this.

Design Review Board

- 608 Cedar Day was approved for solar panels.
- 800 Deepwood Ct sent in a request for landscaping and the landscaping has been completed.
- Several homes are missing shutters.

Standing Committee Reports

- **Newsletter (Fran Mergler)**
Next newsletter to go out in mid-August.
- **Website (Fran Mergler/Gerry Mannel)**
Website is up to date.
- **Cedarday Nextdoor (Gerry Mannel)**
No update

- **Welcome Committee (Mike Dean)**

3 welcome packets are outstanding. 2 of those homes do not have residents yet.

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

The yard sale and the dumpster were successful.

Old Business (Fran Mergler)

Bank signers are all updated.

New Business (Fran Mergler)

Maryland Assembly signed new laws regarding HOAs.

- Training for HOA board member rules are set county-by-county.
- HOAs can prohibit campaign signs in common areas.
- Mandatory website requirements for HOAs with 100 or more lots.
- New requirements for posting meeting minutes.

The meeting was adjourned at 7:27 PM.

Respectfully submitted,
Anne Gneo, Secretary