September 11, 2024

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 Gery Mannel at 7:33PM.

Susan announced that we had received 31 proxies, 28 with vote assignment. In addition, we had 17 homeowners at the meeting. This is more than the 40 homeowners needed for a quorum and we can conduct business.

The minutes from the September 13, 2023, annual 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 2023 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 $122,616.02
3. The year-to-date budget income and expenses were the next items reviewed. Laurie reported that due to unexpected pond expenses we are over budget for the year. Fran Mergler will discuss pond repairs during his report. All assessments have been collected, along with five late fees.
4. The 2025 Budget was presented and discussed. As a result of the pond repairs and anticipated future repairs there will be an assessment increase of 10% for 2025. The proposed budget is 9.9% above the 2024 budget. Gerry asked for a motion to approve the 2025 budget. AJ Bernacki made a motion, and it was seconded by Mary Ann Borkowski. The motion was passed.

Vice President’s Report: Fran Mergler

Fran reported that the county inspected all three ponds this year and the Deepwood Court and Bynum Run ponds did not pass inspection. This is the first time, in the community’s history, that all three ponds were inspected in the same year. Previously it was one pond every three years. Also, some of the areas that were cited, such as cattails, have been in ponds since the HOA began managing them. The explanation, from the county, is that it is a new regime and that also the state has become more forceful in its adherence to the management of the storm water ponds. In addition to the vegetation in the ponds, we were also cited for the ruts left during the mowing of the ponds and the need to manage drainage. Fran, Gerry and Mike met with representatives from the county and presented them with pictures of the ponds over the last 15 years and the work that has been done in the past. Fran contacted three companies to give us bids for the work as well as our current contractor, Ivy Hill. We had estimates from the 3 companies which came to over $200,000. This was for more extensive work than we were ultimately able to have completed by Ivy Hill, for approximately $40,000. There is still some additional work to be done on the ruts and to spray the cattails. This satisfied the county, and the ponds were passed for another 3 years. Unfortunately, after Ivy Hill completed the work, we had the storm that delivered over 7 inches of rain. This required some additional work on the ponds including the need to remove a huge tree that fell onto one section of the Bynum Run fence and the fence will need to be repaired as well.

Design Review Board: Gerry Mannel Chairman

Gerry recognized and thanked the members of the DRB. Requests for changes were down this year as were the number of maintenance and violation notices.

Nominating Committee & Elections:

Gerry reported that he and Susan Mannel are up for election this year.

Gerry asked if there were any nominations from the floor and there being none, the nominations were closed. Since there were no additional nominees and no objection Susan and Gerry Mannel were both elected for another term.

Gerry thanked the Board for all the work done throughout the year.

Standing Committees

**Newsletter:** Gerry reported that the newsletter will now be printed and sent semiannually, and the first one was included with the general meeting information. The newsletters are posted to our website: [www.cedardaycommunity.com](http://www.cedardaycommunity.com).

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

**Next-door:** Gerry reported nothing new with Next door.

**Welcome Committee:** Mike Dean reported he had visited 3 new homeowners in 2023 and 2 so far in 2024. We do have some houses for sale so he may have 4 more to visit this year. We include a $20.00 Brooms Blooms Dairy gift card as part of our welcome package.

**Yard Sale Committee**: Laurie and Amelia Hentschel led a discussion on the possibility of changing the date of the yard sale. We had bad weather again and attendance was down. Fall was mentioned as a good time of year to have a yard sale. Since Lee Tessier provides dumpsters and donation trucks, we will coordinate the date with Lee.

Old Business:

Gerry brought up the possibility of a management company if we can’t get more homeowner participation. This has been discussed in the past. There was some animated discussion and suggestions including providing a list of all the responsibilities of the board members. This would allow community members to determine where they can utilize their talents. It was also brought up that we need to improve communication and social interaction within the community. We did have several homeowners express interest in volunteering their time. Everyone agreed that a management company is our last resort.

New Business:

Gerry mentioned that Harford County is going through the rezoning process and the parcel of land at 917 Cedar Lane is included in the request to rezone from agricultural to R1. For those homeowners concerned about the rezoning, our representative is Jacob Bennett. His email is jdbennett@harfordcountycouncil.com.

Comments from the Community

Rick Hauser mentioned that he had contacted the county about clearing the overgrowth on Cedar Lane. This work was done over the past week. Thank you, Rick.

With no further items to be discussed Gerry adjourned the meeting at 8: 37 PM.

Respectfully submitted,

Susan Mannel, Secretary