

DENTON MANOR PROPERTY OWNERS ASSOCIATION, INC.
www.dmpoa.com

MEETING MINUTES OF AUGUST 24, 2019

- 1) The meeting was called to order by Treasurer Jim Kelley at 11:05 AM.
- 2) A role call of the Board of Directors was made: Jim Kelley, Bonnie Sargo, Rich Long, Peter Sarafa, and Rosemary Murphy PRESENT. Dave Knepp, Lou Fahs, Claude Massey, ABSENT. John Douthwaite No longer lives in the community,
- 3) Thirty five (35) lot owners were represented. With all proxies, a total of one hundred four (104) lots had representation. One (1) lot withheld their proxy.
- 4) Treasurer Kelley recognized new members who were attending the meeting for the first time.
- 5) The minutes of the March 9, 2019 were approved.

Motion: Joe Vansant Second: Joan Kelley
- 6) The Treasurer's Report given and approved.

Beginning Balance:	\$34,539.53
Income:	\$12,134.70
Expenses:	\$4,243.61
Ending Balance:	\$42,430.62

Motion: Rich Sargo Second: Annetta Long

There are four properties with outstanding fines, penalties, dues and interest that total \$6,085. We will be filing personal judgments and property liens if not paid by the end of August.
- 7) It was reported that the Spring cleanup on 4/27 went very well.

It was also reported that the Yard Sale on 6/8 went well also. A special thank you to Bill and Rosemary Murphy. A special thanks was also given to Peter Sarafa for cleaning the signs at the entrances and special thanks to Bill Murphy for trimming the bushes in front of the signs.
- 8) It was reported that President Knepp has been in contact with DelDot and they will be fixing the drain problem at the Club House entrance.
- 9) It was reported that President Knepp has had a significant number of meetings on the water drainage problems within Denton Manor. The last lot owner has now signed off which will allow DNREC to survey all of the properties affected by this issue to determine the elevation for the water run off. After this is completed, they are to come up with a plan to correct the problem.
- 10) The membership was informed that there are permanent proxies available if they would like to complete one. See Rich Long or go online to complete a form.
- 11) The membership was reminded to slow down while driving within the community.
- 12) They were also reminded that when mowing their grass to blow the grass clippings back onto their lawn and not into the street.
- 13) It was requested that property owners not leave their trashcans sitting out along the street, once the trash is collected please move the cans back to the house.
- 14) The membership was notified that GFL (Green for Life) has merged with Waste Industries and we will be seeing new equipment. In addition the price has been raised to \$61.02 due to higher costs to recycle. President Knepp will be working with the new company to assure that we are receiving a good price if possible,
- 15) The fall cleanup is scheduled for November 16 & 17, 2019. The cost of the removal will be higher due to increased costs.

Motion: Rosemary Murphy Second: Peter Sarafa

16) The Spring meeting is scheduled for March 21, 2020.

Motion: Rich Sargo Second: Peter Sarafa

17) A motion was made and accepted to form a committee to investigate upgrading or replacing the signs at the entrances. Bonnie Sargo will head up a committee to look at different types, designs and possible lighting of the signs. The committee will investigate and get bids for different alternatives.

18) It was reported that three (3) properties were sold since the last meeting.

19) There were three openings on the Board of Directors to be filled. Jim Kelley agreed to continue to be a Board Member. Bonnie Sargo also agreed to do the same. It was asked if there were any other members who would like to volunteer to serve on the Board of Directors. Patsy Sawina offered to serve. There were no others who expressed interest in serving. There being only three openings and three candidates for the position the Secretary cast the vote for these individuals.

20) It was discussed that we need to trim the trees around the streetlights in the development. Peter Sarafa and Don Welsh volunteered to trim the trees and remove the limbs. If they are unable to reach some of the limbs the Association will ask Tim Rines to trim them during the fall cleanup and remove the limbs as part of the cleanup.

Motion: Joan Kelly Second: Rich Sargo

21) A motion to adjourn was made and accepted at 11:53 AM.

Motion: Annetta Long Second: Peter Sarafa

Secretary,
Richard G. Long