

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

MEETING MINUTES OF March 10, 2018

- 1) The meeting was called to order by President Knepp at 10:00 AM.
- 2) A role call of the Board of Directors was made: Dave Knepp, Jim Kelley, Bonnie Sargo, John Douthwaite, Lou Fahs, Rich Long, Peter Sarafa, Claude Massey, Marie Jones All PRESENT
- 3) Forty Two (42) lot owners were represented. With all proxies, a total of one hundred three (103) lots had representation. Three (3) lots withheld their proxy.
- 4) President Knepp recognized new members who were attending the meeting for the first time.
- 5) The minutes of the August 19, 2017 were read and approved as corrected. Two dates needed to have the year corrected.

Motion: Annetta Long Second: Kevin Quigley

- 6) The Treasurer's Report Given and approved.

Beginning Balance: \$29,539.22
Income: \$2,168.30
Expenses: \$4,052.88
Ending Balance: \$27,655.04

Motion: Rich Sargo Second: Bill Murphy

It was announced that the Board of Directors have set the Dues for 2018 at \$82.00 trying to spend down the current balance. We are limited as to the amount that the Dues can be increased in any year. It is hoped that the increases can be kept to a minimum, but also be able to cover the annual expenses.

Please note that all dues are due by April 30. If you do not receive bills by April 1, 2018 contact Jim Kelley.

2 lots have been turned over to the attorneys

1 lot settled past fines

1 lot waiting on lot owner response

- 7) A discussion was held regarding the Budget. The budget for 2017 was \$11,595. Actual expenses were \$8,485.95. The Budget for 2018 is \$10,710.
- 8) A discussion was held regarding the Ambulance EMS service. The reduced rate would require 100% participation and the Association would be responsible to manage the collection and remission of funds. A motion was made and accepted not to participate in this program.

Motion: Carol Quigley Second: Rich Sargo

- 9) A letter was sent to the State regarding sidewalks and roadway safety and a response was received indicating that currently all sidewalks and roadways within the area met all required safety standards
- 10) President Knepp asks that members consider completing a Permanent Proxy to be used by the Board in the event that they could not attend a meeting.
- 11) President Knepp reported that the fall clean up went well.
- 12) It was once again requested that when mowing your grass that the grass clippings be blown back onto your lot and not into the street.
- 13) The drain at the entrance into Denton Manor on Clubhouse will be corrected by the Developer, Schell Homes, and DelDot so that you will no longer bottom out there.

- 14) A discussion was held regarding the Tax Ditch. The previous Board of the Tax Ditch was not functional, so the contractor was not being paid to maintain the ditch. Two individuals from the Land of Pleasant Living have agreed to become the Chairman and Co-Chairman of the Board and will resume oversight of the Tax Ditch.
- 15) It was reported that five (5) properties were sold since the last meeting.
- 16) A motion was made and accepted to hold a Spring Clean Up on April 21, 2018.
Motion: John Douthwaite Second: Joan Kelly
- 17) A motion was made and accepted to hold a Yard Sale June 9, 2018. Rosemary Murphy will be chairperson
Motion: Dave Knepp Second: Chuck Schoffert
- 18) Peter Sarafa has contacted Hocker and Gray requesting that the cracks in the streets be repaired. Funds have been requested to be allocated for the repairs.
- 19) A motion was made and accepted to hold the next meeting on August 18, 2018 at 11 AM. The meeting will be held at President Knepp's house at 14 Dorothy Circle and will be followed by the annual community picnic.
Motion: Dave Knepp Second: Annetta Long
- 20) A motion was made and accepted to make a donation of \$100.00 to the Millville Volunteer Fire Company for the use of their hall.
Motion: Jason Satterfield Second: Mike Cochrane
- 21) President Knepp then thanked the members of the Board of Directors for their service and efforts.
- 22) There was a short discussion about the snow plowing within the development. President Knepp pointed out that the roads are maintained by the State and DelDot and we are not high on the priority list for plowing.
- 23) President Knepp pointed out that if you are planning to rent your property, all of the required forms are on the web site.
- 22) A motion to adjourn was made and accepted at 11:00 AM.
Motion: Evelyn Fahs Second: Steven Tredwell

Secretary,
Richard G. Long