

**DENTON MANOR PROPERTY OWNERS ASSOCIATION, INC.**  
[www.dmpoa.com](http://www.dmpoa.com)

**MEETING MINUTES OF MARCH 9, 2019**

- 1) The meeting was called to order by President Knepp at 10:06 AM.
- 2) A role call of the Board of Directors was made: Dave Knepp, Jim Kelley, Bonnie Sargo, John Douthwaite, Rich Long, Peter Sarafa, Claude Massey, and Rosemary Murphy PRESENT  
Lou Fahs ABSENT.
- 3) Forty Six (46) lot owners were represented. With all proxies, a total of one hundred four (104) lots had representation. Two (2) 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 18, 2018 were approved.  
Motion: Jeanette Douthwaite                      Second: Rich Sargo
- 6) The Treasurer's Report given and approved.  
Beginning Balance: \$35,074.46  
Income: \$3,507.20  
Expenses: \$4,042.13  
Ending Balance: \$34,539.53  
Motion: Bobbie Knepp                      Second: Jason Satterfield  
It was announced that the Board of Directors have again set the Dues for 2019 at \$82.00. Please note that all dues are due by April 30. If you do not receive bills by April 1, 2019, contact Jim Kelley.  
1 lot is in arrears.
- 7) A discussion was held regarding the Budget. The budget for 2018 was \$10,710. Actual expenses were \$8,830.85. The Budget for 2019 is \$10,710.  
Motion: Bobbie Knepp                      Second: Jason Satterfield
- 8) President Knepp informed everyone that the fall clean up went very well. He gave special thanks 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.
- 9) President Knepp and Bill Murphy also worked with DelDot to have Handicapped Signs erected on Old Mill Road and the signs have been put up.
- 10) President Knepp reported that DelDot will be looking at the drain problem at the Club House entrance. He will be contacting Representative Gray and Senator Hocker about this situation if there is no resolution with DelDot.
- 11) President Knepp reported that there is a significant issue with the water problem within Denton Manor. DNREC must survey all of the properties affected by this issue to determine the elevation for the water run off. In order to do this they must have the consent of all of the affected property owners prior to their initiating the survey which is of NO COST to our lot owners. President Knepp read off a list of those properties and asked that the owners come forward after the meeting to sign a consent form. There was a lengthy discussion about the water issue and what could or would be done to alleviate the problem. We are dealing with both DelDot and DNREC on this issue and they are getting conflicting requests from the residents. They have asked that they deal with one point of contact to represent the entire community. President Knepp will be that person. It was suggested that we as a community should have a face to face meeting with these representatives. It was also noted that the Land of Pleasant Living now has formed a home owners association and that possibly we could contact them and

work together on this issue. It was noted that before we can proceed, we **Need the Signed Consent Forms**. It was also noted that no property owner should be pumping water onto his or her neighbor's property.

- 12) Property owner were once again reminded that if they are going to rent their properties they must complete the rental forms, the background checks and submit them with the rental fee prior to renting.
- 13) The membership was informed that there were permanent proxies available if they would like to complete one.
- 14) It was reported that four (4) properties were sold since the last meeting.
- 15) A motion was made and accepted to hold the August meeting on Saturday August 24, 2019 At President Knepp's home at 14 Dorothy Circle at 11:00 AM followed by the annual picnic at noon.  
Motion: Laura Hufford      Second: Annetta Long
- 16) A motion was made and accepted to hold a Spring Clean Up on April 27 and 28, 2019.  
Pick up of debris will be on Monday April 29.  
Motion: Jim Kelly      Second: John Douthwaite
- 17) A motion was made and accepted to hold a Yard Sale June 8, 2019. The same weekend as the White's Creek yard sale. Rosemary Murphy will be chairperson.  
Motion: Rosemary Murphy      Second: Annetta Long
- 18) It was pointed out that the Board of Directors consists of 9 members with each serving a three (3) year term. At our August meeting the terms of John Douthwaite, Jim Kelly and Bonnie Sargo will expire. If there is anyone interested in serving on the Board please consider it and let us know.
- 19) President Knepp requested that at the August meeting we might reconsider the coffee and doughnuts for the meeting next March.
- 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: Rich Sargo      Second: John Douthwaite
- 21) There was a discussion about trash pick up. President Knepp informed the members that there is a negotiated rate of \$59.25 per quarter. If interested in the lower rate please contact Waste Industries. It was also requested by several members that the membership be reminded that they should not leave the trash cans sitting on or along the street for several days. The members were also reminded to leave approx three (3) feet between the cans so that the automated truck can pick them up.
- 22) There was a short discussion about the speed limit within the development and people cutting thru the development. Members should get the license numbers of the vehicles and notify the Delaware State Police. It was also noted that some people are dumping trash along the streets. They should also be reported to the Delaware State Police.
- 23) A motion to adjourn was made and accepted at 11:45 AM.  
Motion: Joan Kelly      Second: Rich Sargo

Secretary,  
Richard G. Long