

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

MEETING MINUTES OF MARCH 26, 2022

- 1) The meeting was called to order by President Dave Knepp at 11:00 AM.
- 2) A role call of the Board of Directors was made: Dave Knepp, Jim Kelley, Rich Long, Bonnie Sargo, Peter Sarafa, Patsy Sawina, Chuck Schoppert and Rosemary Murphy PRESENT. Claude Massey ABSENT.
- 3) Thirty Eight (38) lot owners were represented. With all proxies, a total of one hundred six (106) lots had representation.
- 4) President Knepp recognized new property owners and members who were attending the meeting for the first time. Janice Oden – 63 Dorothy Circle.
- 5) The minutes of the August 28, 2021 were approved.
Motion: Annetta Long Second: Joan Kelley
- 6) The Treasurer's Report for the period of July thru December 2021 was given and approved.
Beginning Balance: \$53,495.98
Income: \$3,839.13
Expenses: \$3,575.05
Ending Balance: \$56,760.06
Motion: Rich Sargo Second: Bill Murphy
The 2022 Budget was previously presented to and accepted by the Board of Directors.
Budget \$11,200.00
The Board of Directors has determined that the Association will keep the annual dues at \$82.00 per year. There is one property in arrears and with outstanding fines, penalties, dues and interest. A lien has been filed against this property. President Knepp will be working with the owner's daughter to try and resolve this issue.
There are currently have 7 rental properties in the development that we are aware of and all are current. There have been 7 properties that have been sold in the past year.
- 7) Peter Sarafa and Patsy Sawina reported that they have been working on trying to get someone to quote us a price for the entrance signs replacement, but to little avail. They have been unable to generate any interest. Therefore we have decided to form a committee to come up with ideas to make improvements to the existing signs for the time being. This might include cleaning, plantings, painting, lighting, etc. Peter and Patsy will form a committee to come up with ideas and implement those that would improve the current signs.
- 8) There was a short discussion about the Evans Farm project and it was brought to our attention that they apparently are making changes to their plans which may require the project to go before the Planning and Zoning Commission to be approved. Please monitor the Evans Farm Website for updates on this issue.
- 9) President Knepp informed the Association that work should begin in mid to late April on the water drainage issues within the development. The only issue is on Club House Road where there are three properties (3, 5 & 7 Dorothy Circle) with fences which the State claims are within the right of way and must be removed. We will make the argument that the County issued permits for those fences and should not have to be moved.
- 10) It was reported that the Fall Cleanup went well.
- 11) Claude Massey said Mosquito Control will begin spraying in the spring either by plane or truck.
- 12) Spring Cleanup will be held on May 21 & 22 with the pick up on the 23rd.
Motion: Bobbie Knepp Second: Bill Obrecht
- 13) The annual Yard Sale will be held on June 11, 2022. Chuck Schoppert will chair.
Motion: Chuck Schoppert Second: Rich Sargo

- 14) A Fall meeting is planned for September 17, 2022 at 11:00 AM at president Knepp's home located at 14 Dorothy Circle. The meeting will be followed by our annual picnic (assuming no restrictions). The meeting invitations will include a request for your verification of attendance. Please respond if you plan to attend so we can have a more accurate headcount to order the appropriate amount of food. There will be three positions on the Board of Directors that will need to be filled. These are currently held by Patsy Sawina, Jim Kelley and Bonnie Sargo.
- 15) At this point it was realized that there were additional new members who had come into the meeting. The association recognized Daniel and Catherine Dignazio - 14 David Road
- 16) President Knepp reminded the members that parking on the roadway was not permitted and asked that members refrain from doing so. Also, mowing season will be here soon and it was requested that you not blow the grass out into the street.
- 17) It was reported that there is a dangerous dead tree on 28 David Road and the people did not know who to contact. President Knepp indicated that he would try to contact the owner who resides out of state about the situation.
- 18) President Knepp asked the members that if they had an issue or a problem with another resident, that they try to contact them and resolve the issue before they bring it to the Board's attention.
- 19) Catherine Dignazio (14 David Road) told the members that she thought that their well had gone dry and was concerned about the water table and the use of water. There was some discussion about shallow wells that were put in place years ago and the need to maintain your pump and well.
- 20) It was reported that there was an issue with parking on empty lots or on other residents' properties. No parking is permitted on other people's property. Per the Restrictive Covenants "All automobiles of the owner and each of the owner's household members or residents of any lot whether they be owners, tenants or other occupiers, shall be parked off the streets and in the respective driveways and parking areas provided on each lot". In addition, parking is only permitted on the paved portion of your lot and not on the grass.
- 21) A motion to adjourn was made and accepted at 11:57AM.

Motion: Rich Sargo

Second: Bill Murphy

Secretary,
Richard G. Long