

Meeting Minutes 8/28

Denton Manor Property Association Members Meeting Notes:

Attendees: Dave had everyone sign in

Board Members in attendance: Dave, Rosemary, Chuck, Peter, Jim, Patsy

11AM meeting was called to order. Officer role call performed. 38 properties represented

Welcome

79 Dorothy Circle – Mike and Amy from CT.

February Meeting Minutes

February letter sent with news and meeting minutes. Nominate to accept minutes as written. Proposal to accept minutes as written by Chuck seconded by Bill. Vote: none opposed, majority agreed. Proposal carried.

Treasurer Report

Treasure report was read into the meeting. Nominate to accept minutes as read. Proposal to accept minutes as read by Ron seconded by Chuck. Vote: none opposed, majority agreed. Proposal carried.

Entrance Signs (Railway/Club House)

Four companies contacted, only one replied. Cost \$20,500 to replace existing with a smaller sign, made with fiberglass, foam, and steel poles. Cost does include removal of old sign. We allotted \$17,500 to replace signs. Board opposed cost to replace. Board felt we could find Hardscape company to repair and improve existing signs more durable and longer lasting. Members agree to expensive. Nominate to investigate Hardscape. Proposal to investigate Hardscape options, also include solar lighting, shrubs, maintenance to maintain and trim trees to allow more lighting by Dave seconded by Chuck. Vote: none opposed, majority agreed. Proposal carried. Next steps: Peter and Patsy to have details for next board meeting.

Liens against properties

All law suites settled but one.

Evans Farm

Evans Farm development / project was approved. David outlined the plan to date. During the in-person meetings, no one spoke in favor of Evans Farm development project, not even their own developers. There is a "watch committee" that has filed suit due to numerous irregularities in the legal process. A Lawyer is working pro-bono; however, funding is still needed. The 'watch committee" is changing it's name and may be called Citizens Advocating Responsible Development (CARD), they will review and investigate Evans Farm as well as other proposed development in the area. David Knepp is a member of CARD. There are 20 communities in the area making up the members of CARD. If you wish to become a member, reach out to Dave. CARD is requesting funding from the supporting communities. \$25 to \$50 per household. Questions to the DMPOA members are: 1) does our community want to be represented by CARD, 2) does our community want to provide funding.

Not everyone is opposed to Evans Farm, we need housing, rental properties, short term leases for employees (summer business) other local year-round businesses. We have a hospital, doctors, nurses,

staff, etc., supporting the community that also need housing. This is NOT section 8 housing. There is a difference between section 8 and affordable housing. Seniors also need affordable housing. Evans Farm will be developed, how much say does the community have? We do not want to see chicken farms, or pig farms, etc. because housing is rejected. Everyone agrees the infrastructure cannot support additional development. Housing needs to support and improve existing infrastructure. Nomination for CARD to represent and to donate. Proposal for the community to be represented by CARD and for DMPOA treasury to donate \$25 per household (one time donation) by Chuck, seconded by Rodney. Vote: 1 opposed, majority agreed. Proposal carried.

Water (Plans & Bid)

DelDOT has plans which were available to be reviewed at the meeting. Areas of concern:

Corner lot Club House & Dorothy Circle – state will take care of it. However, issues that need to be addressed are: 1) three properties on Club House have fences on the “right of way”. Homeowners at 3, 5, 7 must move their fence before the DelDOT can proceed. 5 Dorothy ownership location unknown. 2) David Road to Dorothy DENREC will dig swales to move water toward Clubhouse and replace crossover pipe under road. 3) Railway – Jensen and Fitzgerald need to provide signature approval for the State to create a swale between their properties. There will be pipes taking water to a catch basin to swale which will eventually connect to Railway Road. The entrance pipe at Dorothy will be replaced. This job is currently out for bid.

No timeframe provided for the areas identified above.

Charge a fee for additions to property

Board received a request to consider charging a fee to any resident requesting to add sheds, or other outside structures, including repairs to existing structures i.e., any and all changes to existing property including plans for new homes. The board currently reviews request. While these reviews do take time and consideration, there is no reason to charge a fee. Nominate request be declined. Proposal do not consider the request for additional property fee, board will continue to review and approve / reject as needed made by Chuck, Rosemary. Vote: none opposed, majority agreed. Proposal carried. No fee will be charged.

Request to change deed restrictions

Dave received email requesting deed restriction change – allowing Campers on property for 3 days for packing and maintenance. Chuck also had same request from two residents. Options discussed options 1) No change to deed restrictions, some are totally opposed, will create additional problems 2) allow camper 1-2 days for loading unloading and maintenance, 3) allow camper 3 days for loading unloading only, 4) allow camper during day light hours only for loading unloading and maintenance – must be removed at night 5) absolutely no sleeping in campers during this time 5) how would community monitor 1,2,3 days. Nominate do not change deed restrictions, however post on DMOPA Website Camper/Recreational vehicle allowed in driveway from 8am to 5pm for 1 day only to load/unload for a trip. No maintenance. No sleeping in campers. Notify board via email of your intent when camper will be on/off property. Proposal No deed restriction change. Update DMOPA Website indicating Resident Camper/Recreational vehicle allowed in driveway from 8am to 5pm for 1 day only to load/unload for a trip. No maintenance. No sleeping. Board can modify words as long as intent is same. Notify board via email of your intent when camper will be on/off property by Chuck, seconded Patsy. Vote: none opposed, majority agreed. Proposal carried.

Renter Agreements

How do new property owners and/or renters know about deed restrictions? On all rental agreements the HOA website is listed. Dave has also contacted all local relators sharing information. The board also tries to reach out to new homeowners.

Mosquito Control

Thank you, Claude, – mosquito spray completed recently.

Fall Clean Up November 6 & 7, pickup on 8th

Does DMPOA want fall to clean up this year? Nominate DMPOA has fall clean up this year. Proposal to have fall clean up this year Chuck, seconded Patsy. Vote: none opposed, majority agreed. Proposal carried. Remember: 3ft long in bundles, can use paper bags. Tis the season for TICKS and Copper Head Snakes – be careful. Next steps post Fall Clean up dates on website.

Spring Meeting – Saturday, March 26, 2022

Location TBD. Checking with Millville Fire House, Millville Town Hall, Bethany Library. Nominate DMPOA Spring meeting be held Saturday, March 26, 2022. Proposal to hold DMPOA Saturday, March 26, 2022, location TBD by Chuck, seconded Bill. Vote: none opposed, majority agreed. Proposal carried.

New Board Members

Three board members terms expire (David K., Claude M., Rich L.). Would anyone be interested in running for a position on the board? All members in attendance decline to run. Dave, Claude, Rich is interested in running again only **IF no one else** would like to run. Secretary must vote. Vote: YES, for David, Claude, Rich to be elected to 3-year team on board.

Water

Now that we have sewer lines, has anyone discussed water lines. No. No real interest currently. Due to sewer lines, we can have better ground water. Those that do have water lines seeing continued increase in cost.

Pets

Dogs running loose. Reminder, please follow the leash laws and pick up after your pets.
Cats are destroying people's plants and property.
Please be respectful keep your pets in your yard.

Dragster "rail" are illegal on the street. Residents are asked to call the State Police if they have a complaint.

Every Wednesday 8:30 AM on the Bethany Boardwalk, all are welcome to join for a flag salute, and prayers for Military and First Responders. Again, all are welcome to join!!!

No other business, motion to adjourn meeting was made at 12:30 PM. Proposal to close meeting by Chuck seconded Bill. Vote: none opposed, majority agreed. Proposal carried.

