

# Knott's Landing Maintenance Corporation

April 13, 2021                      Board Meeting Minutes

The meeting was called to order by President Charles Pensel.

**Attendees:** Charles Pensel-President, Michael Walters-Vice-President, Dyson Kline-Secretary, Mike Lanzano, Robert Dixon, Merry Hutchman, and Gary Bowen.

**Secretary's Report:** Dyson read the minutes from the meeting of March 15, 2021 meeting. There were two corrections to the minutes. Under Architectural-The new owner's address is 212 S Landing Drive and the other correction is the next meeting date is April 13, 2021. Mike Lanzano made a motion to accept the corrected minutes and second by Michael Walters.

**Treasurer's Report:** As of March 31, 2021 total assets were: operating Fund-\$21,405.61 Replacement fund-\$53,808.91. Total \$75,214.52. Expenses for the month of March were \$3,178.03. Mike Walters made a motion to accept the Treasurer's Report as read and second by Robert Dixon.

**Architectural:** Charles Pensel received a request from a homeowner to put a pool in his backyard, wrought iron fence around the pool and also put wrought iron fence around the perimeter of the backyard. The only kind of fence around the perimeter of the yard can be split rail. Charles Pensel will notify the homeowner about the deed restrictions concerning the fence.

**Welcome & Social:** Charles Pensel will put together Welcome Packets for new owners and Merry Hutchman will be in charge of distributing them to new homeowners.

## **OLD BUSINESS:**

Charles Pensel presented the 2021 Financial Guidelines for the Board, written by Michael Geletej- Treasurer, for discussion. After some discussion about the Guidelines, they were approved by the Board.

Charles received a letter from the Kent County stating that our HOA does not have enough verified homeowners to continue with the process of joining the

Kent County Storm Water Maintenance Program. A list of property owners that have not replied was included in the letter. These homeowners must reply to Kent County by Phone in order to continue the process. Robert Dixon, Merry Hutchman and Charles Pensel will contact these residents and encourage them to call as soon as possible.

**New Business:** Gary Bowen reported that the Landscapers have been working on the area around the mail center, cutting the grass around the pond and keeping the water overflow clear.

The community yard sale has been scheduled for May 15, 2021 from 8:00am-12 Noon. Rain date May 22, 2021.

With no further business to discuss, a motion was made by Michael Walters to adjourn the meeting, second by Mike Lanzano.

Next meeting will be May 18, 2021 at 6:00pm at Dyson' s House.

Respectfully yours,

Dyson Kline