

Knott's Landing Maintenance Corporation

August 23, 2022

Board Meeting Minutes

The meeting was called to order by President Charles Pensel.

Attendees: Charles Pensel-President, Karen Hawkins-Vice- President, Dyson Kline-Secretary, Jerry Goldberg-Treasurer, Robert Dixon, Michael Lanzano, Jim Green.

Secretary's Report: Dyson Kline read the minutes of the July 26, 2022 meeting to the Board. A motion was made by Michael Lanzano to accept the minutes as read and second by Jerry Goldberg.

Treasurer's Report: The Treasurer's report was read by Jerry Goldberg. The Checking account balance as of July 31, 2022 is \$14,903.72. The Money Market Account is \$48 004.92. Monthly Expenses for July totaled \$940.57. A motion was made by Dyson Kline to accept the Treasurer's Report as read and second by Mike Lanzano.

Architectural: No requests for this month.

Welcome & Social: Dyson volunteered to go to new residents and welcome them to the community by giving them a welcome packet.

OLD BUSINESS: Mike Lanzano discussed with the Board that there was no way to get a bulldozer to the pile of dirt without going through someone's yard. He and Robert Dixon decided that they would remove the dirt themselves. Karen suggested that we ask the landscapers if they would remove the dirt. Mike Lanzano will contact them to see if they will remove the pile of dirt.

President Pensel reported that the weeds around the pond need to be trimmed. Mike will contact the landscapers about trimming the weeds.

Due to a lack of interest in a community picnic from the residents, the Board decided to not go forward with the picnic.

Dyson reported to the Board about new developments with the flooding of the properties on South Landing drive that back up to the farmer's field. The residents that are affected by the flooding met with Sean Miller-representative from Kent Conservation to discuss what Kent Conservation will do to help. A bubble grate has been approved to replace the current grate at the drain. Hopefully this higher grate will allow the water with debris from the field to flow into the drain better than the current flat grate. It was also discussed that Kent Conservation could dig a small swell four feet wide from the properties down to the drain. The owners involved would like the Board to contact the farmer to discuss the problem with him.

New Business: The Board will start to get bids for next year's budget.

The Board discussed that the mail center is dirty. It was suggested that the Board asked the landscapers if they would clean it once a month as they do their landscaping around the center.

One of the residents put up a 25 mph speed sign-children at play in their yard. Robert Dixon suggested that we put more of those signs throughout the community. Robert Dixon said that he would try to find where we could get more signs.

With no further business to discuss, Mike Lanzano made a motion to adjourn the meeting and second by Jerry Goldberg.

Respectfully yours,

Dyson Kline