

# Knott's Landing Maintenance Corporation

Board Meeting, April 8, 2025

The meeting was called to order at 6:00pm by President Karen Hawkins.

**Attendees:** Karen Hawkins-President, Frank Temyer-Vice-President Robert Dixon-Treasurer Dyson Kline-Secretary, Michael Lanzano , Jim Green, Justin McPhail.

Absent members: Michelle Lee-Board Member

**Secretary's Report:** Dyson Kline read the minutes of the March 11, 2025 meeting to the Board. A motion was made by Frank Temyer to accept the minutes as read and second by Mike Lanzano. The Board voted to accept the minutes as read.

**Treasurer's Report:** Robert Dixon reported that as of March 31, 2025 the PNC checking account balance is \$32,788.38 The Edward Jones Account balance is \$47,644.32. The amount of money owed from non-payment of assessment dues is \$5,141.32. This amount includes money from past years and current year. A motion was made by Dyson Kline to accept the treasures report as written and second and approved by the Board.

Frank Temyer shared with the Board a discussion he had with an attorney, about getting the money owed from delinquent owners. The attorney suggested that our bills to the owners who owe money should come from a law office. This tends to get a response. It was suggested by the attorney that we as a Board hire an attorney to handle this problem. The Board decided to look into finding an attorney who specializes in HOA debt. Mike Lanazano will try to contact an attorney from Delaware that does HOA issues.

**Old Business:** President Hawkins asked the status of the disabled vehicle at a North Landing residence. Robert Dixon said that the people living in the house are renters and that the owner lives in Maryland. He sent out a letter of the violation to their residence in Maryland.

Robert also sent a letter to the residents on North Landing Drive who were parking on the grass.

A letter was also sent to the owners on North Landing Drive that have a fence in their backyard that is in violation of our deed restrictions.

Frank Temyer addressed the issue of the school bus loading and unloading students at the entrance to our development creating parking issues of parents waiting for their children at the entrance. He said he talked to the City of Milford and that Knott's Landing development meets all the qualifications for the school bus to load and unload students within the community. There would be four stops. One stop on each end of Ginger Lane and one stop on the end of Starland Way. In order for this to happen, each Board member would have to sign a form agreeing to this change.

**New Business:** Dyson Kline presented a foreclosure notice addressed to Knotts Landing Maintenance Corporation of a foreclosure of a property in Knott's Landing Community. The owners of this property have assessment debt not paid to Knott's Landing HOA. Robert Dixon will take this document to Tax Chicks for them to read and if necessary reply to the foreclosure company.

The Board discussed the idea of a meet and greet for our community. The Board members would be available for the community to meet the members. A tentative date of September 27, 2025 was agreed upon by the Board.

The Board chose May 3, 2025 as the date for our community Yard Sale. Mike Lanzano will put the sign out on Bowman Road this week.

Robert Dixon suggested that the Board is not promoting the use of our web site ([www.knottslanding.webnode.com](http://www.knottslanding.webnode.com)) to the community. The residents would be able to get a lot of information about the community if they were using it more. Another issue was that when a resident did use the website for a request it was not answered by the Board in a timely manner. The Board asked Jim Green if he would be in charge of reading emails to the Board and relaying the information to the rest of the Board members.

Frank Temyer presented a request by a resident to remove the stone siding on her house and replace it with shingled siding. The Board did not make a decision on this request at this time, but will tell the owner that the color of the new siding must match the color of the existing siding of the house.

Robert Dixon presented possible changes to the fine correction time to violations of our deed restrictions. The following changes would be:

**1<sup>st</sup> Notice-Resident has 15 days to correct from the date of notice.**

**2<sup>nd</sup> Notice-Resident will receive a \$25.00 fine after fifteen days and has another 15 days to correct from the date of notice.**

**3<sup>rd</sup> Notice-Resident will receive a \$250.00 fine after 30 days from first notice and subsequent months until the violation is corrected.**

Robert Dixon made a motion to formally vote on these changes and second by Mike Lanzano. By unanimous vote, the Board agreed to the changes.

The Board also agreed to continue to include the following statement at the end of each notice sent to residents for deed restriction infractions.

**The KLMC Board determined that any written notice received by a resident for a specific deed restriction violation would remain in effect for a 12 month period. Any repeated violation of the same infraction after initial correction by a resident during this period can be subject to fines without another written notice. Lot owners will be notified when fines are initiated.**

The next Board meeting will be on May 13, 2025 at 6:00 PM at the Milford Police Station.

With no further business to discuss, a motion was made by Mike Lanzano to adjourn and second by the Board members. The meeting was adjourned.

Respectfully yours,

Dyson Kline- Secretary