

Knott's Landing Maintenance Corporation Board Meeting

The meeting was called to order October 21, 2025 at 6:00pm by President Karen Hawkins.

Attendees: President Karen Hawkins, Frank Temyer-Vice-President, Robert Dixon-Treasurer, Dyson Kline-Secretary, Michael Lanzano- Member- at- Large, Michele Lee-Member-at-large.

Absent: Jim Green

Secretary's Report: Dyson Kline read the minutes of the September 16, 2025 meeting to the Board. A motion was made by Mike Lanzano to accept the minutes as read and second by the board members.

Treasurer's Report: Robert Dixon reported that as of September 30, 2025 the PNC checking account balance is \$19, 032.56 The Edward Jones Account balance is \$48,622.54. Dyson Kline made a motion to accept the Treasurer's report as read and second by the Board members.

Old Business: Robert Dixon stated that letters were sent by our law firm to owners who owe back assessment fees. Two of them paid their debt. The others have not replied to the letters. The Board has decided to proceed with placing liens on those properties.

The Board discussed how the reserve fund will be allocated for non-budgeted expenses. A plan was developed by the Board and will be presented to the owners at a later date.

New Business: The property at 202 S Landing Drive was sold but the HOA did not receive the \$250 transfer fee from the sale of the property. The new owners will be billed for this fee.

It was suggested by Robert Dixon that the Board should try to send information concerning our community quarterly. The board decided the best way to send information would be through emails. A suggestion was made to attach a form with the new assessment billing asking the owners for updates of their telephone numbers and email addresses.

Robert Dixon presented the proposed new budget worksheet to the Board. The Board went line for line discussing the projected expenses for next year. The new budget will be finalized and will be presented at the Annual Budget Meeting on November 11, 2025.

The Board decided to hire a new Landscaping company { RVR Landscaping } for next year.

Dyson Kline suggested that the Board change the procedure for fines of violation of trash receptacles. He suggested that if trash cans are not away in accordance with our deed restrictions and the City of Milford regulations the home owner will be issued a fine of \$25.00. The Board voted on this new resolution and will be enforced starting January 1, 2026. The owners will be notified of the changes at the November 11, 2025 Budget Meeting and by letter in the mail.

The next Board meeting will be The Annual Budget Meeting on November 11, 2025 at 7:00 pm at the Police Station.

With no further business to discuss, a motion was made by Michele Lee to adjourn and second by Dyson Kline. The meeting was adjourned.

Respectfully yours,

Dyson Kline- Secretary