

**RECORD OF PROCEEDINGS
BOARD OF DIRECTORS ANNUAL HOMEOWNERS MEETING
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION**

The annual meeting of the Knolls Village Townhouse Association was held on Tuesday, October 12, 2021 at 7:30 p.m. at the KVTA Clubhouse. Present were Directors David Kaiser, Darcy Johnson, Kathleen Sutton, Barbara Stokes and Joe Johnston. Cindy Kiel was absent. Marie Kilty recorded the proceedings.

Dave Kaiser, President, provided a year-end summary of the projects and events of 2021. He addressed exterior painting being moved from a 6-year to a 7-year cycle; renovation to the clubhouse; a redesign for the Knolls Village website; video inspection of trunk sewer lines; irrigation zone replacement; landscape design plans; continued plans to fabricate and install handrails; a plan to replace pool equipment; an addition of a utility cart for maintenance staff and the replacement of original driveways.

Richard Campbell introduced the nominating committee including homeowner Marilyn Heinle, and Dave Kaiser as Board President. He introduced two candidates: Wil McCammish who, if elected, will replace outgoing Director Barb Stokes; and Darcy Johnson, as an existing Director and Board Vice-President, up for re-election. The Board President then called for nominations from the floor and upon hearing none closed the nominations.

Upon the suggestion from Board member Anne Krause all board members took turns introducing themselves to the attendees.

The Board President then called for attendees to cast their votes for the two Directors positions. Ballots were collected and along with proxies all votes (a total of 99) were tabulated. The two candidates were unanimously elected to their respective three-year terms.

Joe Johnston, Treasurer, discussed the 2022 budget including snow removal cost allocations and water usage increases during 2021 and the overall financial status of the Association with Reserves at approximately 105 percent of targeted amount, keeping us in an excellent financial position.

David Kaiser was asked to explain the large landscape project on the north side of the community.

Bob Evans asked about prioritizing projects, i.e. paving vs. landscaping.

Jody Block asked several questions about the budget.

There being no further business, the Annual Meeting was adjourned at 8:47 p.m.

A Budget Ratification Meeting was then opened by David Kaiser immediately following the Annual Meeting. All those present at the Annual Meeting remained for this meeting.

Dave Kaiser requested ratification of the 2021 Board-Approved Budget. Without 51% of the membership in opposition of the Board approved budget, said budget was ratified and the meeting was adjourned.

Homeowner's present for Annual Meeting and Budget Ratification included:

Ann Kingery	Wil McCammish	Dick Campbell	Jody Block
Linda and Scott Ward	Marlene Weaver	Robert Evans	Nancy Gittleman
John Winsted	Roger Veach	Carole Veach	
Norm and Carrie Edson	Jean Oatman	Emily Powell (rep. Adam O'Rourke)	
Diane Henry	Marilyn Heinle	Anita and Tom Zukas	

SPECIAL MEETING OF BOARD OF DIRECTORS

Dave Kaiser called for a Special Meeting of the new Board of Directors for the Election of Officers. Board members present included David Kaiser, Darcy Johnson, Joe Johnston, Kathleen Sutton, Anne Krause, and new Board member Wil McCammish. Cindy Kiel was absent. Marie Kilty recorded the proceedings.

- The election of Officers from the Board of Directors was held:
- A nomination was made by Joe Johnston and seconded by Darcy Johnson to elect David Kaiser as President.
- A nomination was made by David Kaiser and seconded by Joe Johnston to elect Darcy Johnson as Vice-President.
- A nomination was made by Kathleen Sutton and seconded by Darcy Johnson to elect Cindy Kiel as Secretary.
- A nomination was made by Kathleen Sutton and seconded by Darcy Johnson to elect Joe Johnston as Treasurer.

The slate of officers was unanimously approved.

There being no further business the Board Meeting was adjourned at 9:01pm.

