

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 11, 2016** at the association clubhouse at 7:30 PM. Present were directors Richard Campbell, Joseph Johnston, Darcy Johnson, and Scott Ward; and Manager Warren Deutsch. Cindy DeSirant was present to record the proceedings. 17 homeowners were also present at the meeting.

Kathleen Trapani from Comcast, was introduced to the homeowners. She is the community representative available to assist owners with wiring or service problems.

The Board was introduced by Dick Campbell. Dick Campbell reviewed projects worked on during the 2016 year, including replacing driveways, sidewalks, driveway pans, and sprinkler zones. The plan for future improvements includes concrete pool deck replacement, landscaping, and additional sprinkler zone replacements.

The purpose of the meeting was to elect a director to replace Angela Brown and to present the 2017 budget to the homeowners.

The 2017 budget was presented by Joe Johnston, Treasurer, and is based on \$160.00 per month for the maintenance fee and painting escrow. In 2016, money was reallocated into the driveways to extend the life due to the work done by Xcel Energy. The increase in dues will allow the Board to keep the reserve fund at \$400,000, continue sprinkler system replacement, replace the pool deck, and maintain the driveways. Joe also mentioned that Denver Water now bills the association on a tiered system which has increased the water bill. Ballots have been mailed for a homeowner vote for a proposed \$15.00 per month dues increase for 2017.

A motion was made by Joseph Johnston and seconded by Jack Sutton to accept the 2017 budget as presented. The motion was passed.

Cindy Kiel stated a desire to serve on the Board for another three-year term. David Kaiser was introduced and recommended by the Board to serve a three-year term. There were no nominations from the floor.

A motion was made by Olivia Bechtel and seconded by Jared Call to approve the slate of candidates presented. The motion was passed.

There being no further business, the homeowners portion of the meeting was adjourned at 9:05.

BOARD MEETING

An election of officers was held. A motion was made by Joseph Johnston and seconded by Darcy Johnson to retain Dick Campbell as president. A motion was made by Dick Campbell and seconded by Dave Kaiser to elect Scott Ward as vice-president. A motion was made by Scott Ward and seconded by Darcy Johnson to retain Cindy Kiel as secretary. A motion was made by Dick Campbell and seconded by Darcy Johnson to retain Joe Johnston as treasurer. All motions were passed.

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Homeowners present:

Gay Campbell

Linda Ward

Bob Evans

Mike Taylor

Jo Taylor

David Kaiser

Julia Saunders

Gloria Jensen

Marilyn Heinle

Cheryl Scher

Jennifer Stokes

Jack Sutton

Kathleen Sutton

Olivia Bechtel

Mike McCabe

Marianne Mishoe

Jared Call