

RECORD OF PROCEEDINGS
BOARD OF DIRECTORS' REGULAR MEETING
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, October 6, 2015, at the association clubhouse at 6:30 PM. Present were Directors, Richard Campbell, Joseph Johnston, Barbara Stokes, Cindy Kiel, Darcy Johnson, Scott Ward, Angela Brown; and Manager Warren Deutsch. Cindy DeSirant was present to record the proceedings.

A motion was made by Barbara and seconded by Joseph Johnston to accept the September 2015 financial statements as presented. The motion was passed.

Joseph Johnston made a motion to approve the minutes of the September 2015 board meeting as written. The motion was seconded by Darcy Johnson and was passed.

Joseph Johnston, Treasurer, reported balances for the Reserve Fund and the Paint Fund. The Reserve fund is invested in CDs and in Money Market Funds. Joseph presented and explained the 2016 budget. Dues will not be increased.

A motion was made by Darcy Johnson and seconded by Barbara Stokes to approve the 2016 budget presented by Joseph Johnston. The motion passed.

Warren Deutsch, Maintenance Manager, reported that during September the staff pruned, painted steps, checked/repared sprinklers, repaired a foot bridge, regraded next to new concrete at driveways/walkways and other general maintenance. In October, the staff will complete end-of-season sprinkler systems checks, install a retaining wall, replace stand posts and other general maintenance. Warren discussed possibly using Slurry Seal as a way to seal the streets and parking areas. It has a life of 7-10 years and costs must less than asphalt. Warren and a few members of the Board plan to go see a recent application of Slurry Seal on Arapahoe Road and the Board will discuss this option in the future. Warren informed the Board that Blade Runner Services has submitted a proposal to provide snow removal services for to hand-shovel snow and to snow blow the sidewalks. Cox Professional Landscape Services submitted a proposal to plow roads.

A motion was made by Cindy Kiel and seconded by Joseph Johnson to accept the bids from Blade Runners for snow shoveling and snow blowing and for Cox Professional Landscape to plow roads. The motion was passed.

Barbara Stokes, Special Events, announced a community coffee on November 7 at 9 am.

Richard Campbell told the Board that Nan Matthews will take over as editor of the newsletter. He also introduced Ken Deshaies as the new Paint Director.

Richard Campbell discussed the annual homeowners' meeting to take place on October 13, 2015. The 2016 budget will be voted on after any homeowner questions are answered. The two directors up for renewal, Barbara Stokes and Darcy Johnson, would both like to serve another term on the Board.

Kathy Kurtz reported there were three uses of the clubhouse in August.

During the homeowner's forum, the owner who discussed parking concerns at last month's meeting returned. She again discussed owners parking in guest parking, too many people parking on the streets, and people not using their garages. Although the Board understood her frustration, they again reiterated that the car owners were doing nothing illegal or against the HOA covenants.

There being no further business, the meeting was adjourned at 8:35 PM.
