

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, March 1, 2016, at the association clubhouse at 6:30 PM. Present were Directors, Richard Campbell, Joseph Johnston, Darcy Johnson, Scott Ward; and Manager Warren Deutsch. Cindy DeSirant was present to record the proceedings.

A motion was made by Darcy Johnson and seconded by Joseph Johnston to accept the February 2016 financial statements as presented. The motion was passed.

Joseph Johnston made a motion to approve the minutes of the February 2016 board meeting as written. The motion was seconded by Scott Ward and was passed.

Joseph Johnston, Treasurer, reported the Reserve Fund and the Paint Fund balances. The Reserve fund is invested in CDs and Money Market Funds.

Warren Deutsch, Maintenance Manager, reported that during February the staff pruned, cut back perennials, replaced sprinkler clocks, replaced downspouts, shoveled snow and other general maintenance. In March, the staff will prune perennials, replace sprinklers, install handrails, replace sand in pool filter, and other maintenance.

Warren met with Xcel energy about their plans for maintaining the appearance of driveways after they replace lines. Xcel verbally agreed to overlay the driveways in their work area at five of the newer driveways, overlay from entry to end for two older driveways, and overlay cross pan to end for one older driveway. The driveways are on E. Fremont Court and E. Fremont Place. The Association will wait to slurry seal until Xcel has completed their work. Warren informed the Board that he has bids for pool deck removal, grading, base replacement and finishing the new deck. He recommends waiting until fall to replace the pool deck and the Board agreed.

By email vote on February 22, 2016, the Board approved the 2016 Blade Runners contract.

Paint Committee Chair Ken Deshaies and Warren will talk to homeowners about repairs they need to make to their home's exterior prior to their unit being painted. A March 26th coffee will be announced for the homeowners to meet with Ken about the painting schedule.

Anita Zukas, Architectural Control Committee Chair, will discuss new processes, policies and procedures with the committee at the March meeting.

The pool will open May 27 and close on Labor Day. Jean Oatman has stepped down as the pool manager. Richard Campbell will be meeting with people interested in working at the pool for the summer.

Barbara Stokes informed the Board there will be a community coffee on April 30 from 9 – 11am. A Community garage sale will be on May 14. There will be a dumpster days the weekend of June 4.

There being no further business, the meeting was adjourned at 8:40 PM.

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