

BOARD OF DIRECTORS' REGULAR MEETING
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, April 4, 2017 at the Association clubhouse at 6:30 PM. Present were Directors Richard Campbell, Joseph Johnston, Cindy Kiel, Scott Ward, David Kaiser, Barbara Stokes and Darcy Johnson; and Manager Warren Deutsch. Cindy DeSirant was present to record the proceedings.

A motion was made by Joseph Johnston and seconded by Scott Ward to accept the March 2017 financial statements as presented. The motion was passed.

A motion was made by Joseph Johnston and seconded by Cindy Kiel to accept the 2016 Audit and Tax Return prepared by Michele Giometti, CPA. The motion was passed.

Darcy Johnson made a motion to approve the minutes of the March 2017 board meeting as written. The motion was seconded by David Kaiser and was passed.

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

Warren Deutsch, Maintenance Manager, reported that in March the staff added fill dirt, spread bark, installed an access gate for the pool deck, extended downspouts, and other maintenance and clean-up. The following work is planned for the maintenance staff during April - empty pool to pressure test, clean pools, check for skimmer leaks, pool deck replacement work, sprinkler activation, seeding bare areas, and other maintenance.

A motion was made by Joseph Johnston to allow Warren to purchase a pool cover. Barbara Stokes seconded the motion. The motion passed.

Barbara Stokes, hospitality, announced a coffee will be held in the clubhouse on April 29, Dumpster Days will be June 17/18, and the Ice Cream Social will be held on July 16.

There were five homeowners present for the homeowners' monthly forum and quarterly meeting. There were questions about the pool deck replacement. Warren explained the process of replacement of the pool deck, skimmers, and electrical work. A homeowner requested that the Board make the costs of capital improvements available to the homeowners. An owner asked about the reserves and what the dues increase is paying for. The Board explained the dues increase will pay for crack-filling/painting the tennis courts, replacing front yard cobble/landscaping/drip systems, installation of a new pool deck, replacing grass with rock in the roundabouts and replacement of sprinkler systems.

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

Homeowners present:
Marilyn Heinle
Sharyl Whitaker
Steve Snyder
Jody Block
Bob Evans