

BOARD OF DIRECTORS' REGULAR MEETING
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, August 1, 2017 at the clubhouse at 6:30 PM. Present were Directors Richard Campbell, Cindy Kiel, Scott Ward, Barbara Stokes; and Manager Warren Deutsch. Cindy DeSirant was present to record the proceedings.

A motion was made by Cindy and seconded by Scott to accept the July 2017 financial statements as presented. The motion was passed.

Scott made a motion to approve the minutes of the July 2017 board meeting as written. The motion was seconded by Barb and was passed.

Warren said the winter pool covers need to be replaced. A motion was made by Cindy and seconded by Scott to approve. The motion passed.

Warren Deutsch, Maintenance Manager, reported that in July the staff laid sod around the pool, repaired sprinklers, sheared/pruned shrubs, spread bark, and other general maintenance. In August, the staff plans to finish grading/laying rock west of the pool, replace and adjust sprinkler heads throughout the community and other general maintenance. Warren said Colorado Cascade will start sprinkler zone replacement in August. Metro Pavers will bid on a crack-full project. For 2018, Warren asked Blade Runners about changing the broadleaf weed control spray to something organic/non-toxic.

Two homeowners were present at the meeting. One thanked the Board for making a change to a non-toxic weed spray. She said the odor was very strong and she worried about the health consequences to residents and their pets. The Board expressed agreement of moving toward a different weed spray application product.

Warren and Dave have been working on the concrete replacement project. They received a bid from Quality Rock. The Board asked for one or two more bids. They will request additional bids for the concrete work that needs to be done in the fall.

Barb made a motion to approve Warren and Dave spending up to \$30,000 for the concrete replacement project. Scott seconded the motion. The motion passed.

The project list was reviewed and discussed by the Board. Projects include the completion of pool repairs, driveway/sidewalk repairs, sprinkler repair/upgrades, and other community maintenance. There was discussion on managing the manpower to keep up with the various projects.

Cindy Kiel report five uses of the clubhouse in July on behalf of the Clubhouse Committee and the carpet was cleaned.

There being no further business, the meeting was adjourned at 8:20 PM.

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