

BOARD OF DIRECTORS' REGULAR MEETING
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, September 5, 2017, at the clubhouse at 6:30 PM. Present were Directors Richard Campbell, Cindy Kiel, Scott Ward, David Kaiser Barbara Stokes, Joe Johnston, Darcy Johnson and Manager, Warren Deutsch. Darcy Johnson recorded the proceedings.

Current financials were unavailable at the time of the meeting. Formal action on updated financials will be taken accordingly on a later date.

Barb Stokes made a motion to approve the minutes of the August 2017 board meeting as amended. The motion was seconded by Dave Kaiser and was passed.

Joe Johnston, Treasurer, reported the Reserve Fund and the Paint Fund balances. Joe will present the 2018 budget for approval at the next board meeting on October 3, which will include allocation of monies for the purchase of tools/equipment to assist staff in completing a variety of tasks in a more timely manner. It will be presented to the community for approval at the annual Homeowners' Meeting the following Tuesday, October 10, 2017.

The Hospitality Committee, headed by Barb Stokes, will host a fall coffee at the clubhouse on Saturday, November 4, 2017, from 9 -11 am.

Cindy Kiel reported that there were 12 events hosted at the clubhouse during the month of August. The Board reviewed and agreed unanimously to an updated Clubhouse Rental Agreement and Clubhouse Rules and Regulations handout required as part of the rental process.

The pool closed on Monday, September 4, after a well-attended Labor Day weekend. Andrea Oatman, Pool Manager, reported that the summer went smoothly with only minor staffing issues. With all the new homeowners to the community recently, Andrea recommended all residents register/re-register for the 2018 season. The employment process, equipment/supply needs and painting of both pools will be discussed in greater detail in the spring.

Anita and Tom Zukas presented an update from the ACC. As of August 2017, 24 new issues were presented for committee consideration. Eleven were closed, 11 necessitated 'Out of Compliance' letters which were sent out on August 21, and two advisory letters that were sent out and the cases closed. Other ACC discussion topics included investigating HOA software, a painted gate option if a homeowner prefers, possible fixes for the numerous rabbit holes found under many porches in the complex, and suggested 'reminder letters' to be sent to owners/trusts of rental properties regarding the maintenance of their property in accordance with the KVTA standards outlined in the Homeowner's Guide.

In addition to irrigation and other general maintenance, concrete replacement by Quality Rock Design is scheduled for mid-September as is the staining of the S. University Blvd fence according to Warren Deutsch, KVTA Manager. Warren also presented a proposal from Rushton Tree Service for the trimming of several large trees and removal of a dying pine. He further suggested removal of two pines in another part of the complex to help reduce ice build-up during the winter months.

Joe Johnston made a motion to accept the proposal for Rushton to complete the above services. Scott Ward seconded the motion and it passed.

The snow removal contract from Cox Professional Landscape Services for the 2017-2018 season was submitted for approval.

Cindy Kiel made a motion that the contract from Cox be approved (based on the same hourly rates quoted in 2016-17), the motion was seconded by Darcy Johnson and it passed.

Pool winterization will be done by Leisure Tech Industries on September 16, 2017.

Cindy Kiel will order signs to be installed as needed around the community to address skateboarding issues/concerns.

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

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