

BOARD OF DIRECTORS' REGULAR MEETING  
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, March 7, 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 February 2017 financial statements as presented. The motion was passed.**

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

Ken Deshaies reported that he had inspected the buildings to be painted and sent out letters to help homeowners prepare for the paint work. There will be a question/answer meeting on March 25<sup>th</sup> for owners whose homes are being painted.

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 February the staff worked on winter pruning, pine needle collection, cleaning curbs, adding fill dirt, re-grading front bed areas, moving rock to cover bare spots in retaining wall bed area West of swimming pool, chlorinate and circulate water in large pool, snow removal, sanding, service snow blowers, other maintenance and clean-up. The following work is planned for the maintenance staff during March. Install access gate for pool deck replacement project, preparation for rock in the circle area on E. Geddes Place, place rock, replace rusted edging and redo rock bed alongside 2404 E. Fremont Ct., other landscape and rock bed work, snow removal as needed and other maintenance.

Warren said that work is progressing well with the pool skimmer replacement and should be finished by the end of this week. Warren will look into motion activated security cameras for around the pool. Warren is looking for an awning to provide shade for the pool staff. Harold Arnold will be building more garden plots in the community garden.

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 July 16.

The clubhouse was used three times in February. A new clubhouse committee member was added.

During the homeowners' forum, one owner voiced concern about too many cars being parked in the visitor spaces. Warren will talk to the owner about their vehicles and ask them to not use the visitor spaces to store their cars. The Board recommends homeowners talk to their neighbors about parking concerns.

The Board discussed the problem with owners selling their home that has a covenant violation. Richard Campbell will have the association lawyer write a letter to owners to ensure compliance with covenants. Anita Zukas, Architectural Control Committee Chair, will put an article in the newsletter introducing who the ACC is, what they do and what is expected of owners in a Covenant Controlled Community.

Scott Ward discussed association projects for 2017. Projects will include 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.

Richard Campbell is researching storing the Association documents in the Cloud. He will report back at the next meeting.

There being no further business, the meeting was adjourned at 8:25 PM.

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