

BOARD OF DIRECTORS' REGULAR MEETING
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, May 1, 2018 at the clubhouse at 6:30 PM. Present were Directors Scott Ward, Joseph Johnston, Cindy Kiel, David Kaiser, Darcy Johnson, Barbara Stokes and Manager, Warren Deutsch. Cindy Greene recorded the proceedings.

A motion was made by Joseph Johnston and seconded by Darcy Johnson to accept the April 2018 financial statements as presented. The motion was passed.

Cindy Kiel made a motion to approve the minutes of the April 2018 board meeting. The motion was seconded by David Kaiser and was passed.

Joseph Johnston, treasurer, reported the reserve fund and paint fund balances. There are CD's and Money Market funds in the reserve fund. Cindy Greene will transfer paint reserves to the checking account for the 2018 painting that was completed.

Pamela Hansen reported five uses of the clubhouse during April.

Cindy Kiel announced that pool registration will take place May 22 from 5 to 7 pm at the clubhouse. All residents must re-register. She will make name tags for the keys. Andrea Oatman, pool manager, will make new pool forms to be posted online and given to residents at registration. New pool hires will be paid minimum wage and the three returning attendants will be paid an increased rate. Andrea will be ordering two new umbrellas and six new lounge chairs.

Anita and Tom Zukas, Architectural Control, will review a front yard landscaping request by an owner. ACC will make sure owners know that a unit's front yard is Association's property including plantings.

A motion was made by Joseph Johnston and seconded by Cindy Kiel to accept a bid from Rushton Tree Service for tree removal. The motion was passed.

A motion was made by Cindy Kiel and seconded by Joseph Johnston to contract with Blade Runners to landscape the front entrance. The motion was passed.

Warren Deutsch, maintenance manager, reported the following maintenance work was done by staff during April: Pruning of shrubs, hauled away branches, picked up compost and spread on thin lawn areas, seeding, collection and removal of pine needles and debris, sprinkler system start up, hydrant replacement at community garden and other general maintenance. The fence staining and pool painting are complete. Warren reported that there are two buildings left to be painted. He will request bids for the 2019 painting.

The following maintenance work is planned for the maintenance staff during May: Tilling and seeding of lawn areas as needed, sprinkler system check, pool preparation, weed control, additional pruning and other general maintenance. An ad will be put in the next newsletter and on the bulletin board for maintenance personnel. This will be for part-time/seasonal labor.

Dumpster Days will be held June 16-17.

An owner expressed concern about the state of the tennis courts. She reported cracks on the courts that she felt were dangerous to players. The Board said that repairs will be made in June to the playing surface and nets. Cindy Kiel will print the tennis court rules to hand out to owners when they receive their key.

Cindy Greene will ask the auditor how to handle internet purchases that are taxable in Colorado and report back to the Board.

There being no further business, the meeting was adjourned at 8:30 PM.

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