

BOARD OF DIRECTORS' REGULAR MEETING
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, September 4, 2018 at the clubhouse at 6:30 PM. Present were Directors Scott Ward, Richard Campbell, Joseph Johnston, Cindy Kiel, David Kaiser, Barbara Stokes, Darcy Johnson and Manager, Warren Deutsch. Cindy Greene recorded the proceedings.

The August minutes were reviewed. A motion was made by Richard Campbell and seconded by Darcy Johnson to approve the August minutes. The motion passed.

A motion was made by Cindy Kiel and seconded by Richard Campbell to approve the August financials. The motion passed.

Joseph Johnston, Treasurer, presented the 2019 proposed budget with no dues increase planned for 2019. The proposed 2019 budget will be mailed to all homeowners of record by September 8 with a reminder of the annual homeowners' meeting scheduled for October 9, 2018.

Richard Campbell made a motion to approve the proposed 2019 budget. Cindy Kiel seconded the motion and it passed.

Warren Deutsch, maintenance manager, reported the following maintenance work was done by staff during August: Sprinkler zone check/repair, pruning shrubs/trees, weed spraying, staining tennis court bench, and other general maintenance. Warren requested JNJ Pipeline provide a date for cleaning of the sewer lines. Colorado Cascade gave the HOA a proposal for sprinkler zone replacement. A1 Concrete walked the Northwest corner of the complex and will submit an estimate for mud-jacking, grinding and caulking sidewalk areas. Quality Rock design will submit an estimate for fall sidewalk removal/replacement. Warren received a proposal from Cox Landscape Services for 2018-2019 snow plowing.

A motion was made by Joseph Johnston and seconded by Darcy Johnson to approve Cox Landscape Services' snow removal contract. The motion passed.

A motion was made by Richard Campbell and seconded by Cindy Kiel to purchase a professional LED landscape lighting system for the community's entrances. The motion passed.

The following maintenance work is planned for the maintenance staff during September 2018: Finish rock beds on cul-de-sac circles, sprinkler system maintenance, weeding, pool winterization, and other general maintenance.

Anita Zukas, Architectural Control, reported that 10 issues were resolved since the July ACC meeting and 10 remain open. Six escalation issues remain open. Anita reported that there have been complaints about trees in back patios affecting the neighbors. It has been the position of the Board and ACC that neighbors need to resolve these issues directly. Scott will send a letter to the complainant explaining HOA policy.

The tennis committee posted new rules/guidelines for tennis and pickleball to post on the court fence.

Richard Campbell is exploring pool companies for future pool staffing, maintenance and management.

Due to the ever-changing dynamics of the neighborhood, parking has become a problem. The Board will develop and implement a policy and guidelines addressing vehicles being stored or parked illegally on the property.

The Board will implement policies for employee's work-hour requirements and overtime

Joseph Johnston will contact Century Link concerning installing Wi-Fi in the clubhouse.

There being no further business, the meeting was adjourned at 8:45 PM.

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