

**BOARD OF DIRECTORS' REGULAR MEETING  
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION**

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, August 2, 2016 at the association clubhouse at 6:30 PM. Present were Directors Richard Campbell, Cindy Kiel, Barbara Stokes, Darcy Johnson, Scott Ward, Angela Brown; and Manager Warren Deutsch. Cindy DeSirant was present to record the proceedings.

**A motion was made by Barbara Stokes and seconded by Darcy Johnson to accept the June 2016 financial statements as presented. The motion was passed.**

**Cindy Kiel made a motion to approve the minutes of the June 2016 board meeting as written. The motion was seconded by Scott Ward and was passed.**

Joseph Johnston, Treasurer, reported the Reserve Fund the Paint Fund balances. The Reserve fund has funds invested in CDs and Money Market Funds. He recommended investing some of the funds in a six month CD and the Board agreed.

Joseph had presented three budget scenarios for 2017. After much discussion and careful consideration, the Board decided on proposing a \$15 per month dues increase. Voting documents will be mailed to all homeowners of record in October for the proposed 2017 dues increase.

**Cindy Kiel made a motion to approve a proposed \$15 a month dues increase for 2017 which was seconded by Barbara Stokes and then passed by the Board.**

Richard Campbell consulted with the Association's paralegal about skateboards, bicycles, scooters, etc. being used on driveways. She confirmed that all common areas belong to the association and the Board may regulate their use. The Board asked Warren to purchase and put up "No skateboarding/bicycling/scooter" signs throughout the neighborhood.

Due to the complaints about non-covenant and/or non-bylaw violations voiced at the homeowner's meeting in July the Board has drafted a letter to be sent as a reply to address those concerns. The letter states the Board's responsibilities are to ensure that the facilities and common areas are maintained; to oversee the committees, the Association's budget, and the expenses of the association. It also reinforces that the Board of Directors has no legal authority to enforce issues beyond violations of covenants and or bylaws.

Warren Deutsch, Maintenance Manager, reported that during July the staff pruned trees, sprayed weeds, located sprinkler/lighting cables for the Xcel Energy project, replaced a wooden foot bridge and other general maintenance. In August, the staff will check sprinklers, spray beds and other maintenance. The Board asked Warren to have about 5 feet of curb painted at driveway entrances to stop people from parking there so drivers can see when leaving the driveway.

**A motion was made by Cindy Kiel and seconded by Barbara Stokes to approve the bid from Colorado Cascade to replace four sprinkler zones. The motion was passed.**

**Angela Brown made a motion to approve the purchase of a new winter pool cover. The motion was seconded by Darcy Johnson and was passed.**

Andrea Oatman, pool manager, is looking for more staff to complete the pool season. Andrea requested a permanent structure to replace the tent for the staff. The Board will ask the maintenance staff to put up a permanent structure during the off season.

Ken Deshaies, Paint Committee, reported that all contracted units were painted. Next year, the committee will look for consistency with the building colors, both on the exterior walls and trim.

Richard Campbell, Architectural Control, reported that two requests were approved. He also mentioned that renters may not sublet their unit as it is against covenants.

Joy Stanton, Clubhouse Committee, reported five uses in July.

There being no further business, the meeting was adjourned at 8:48 PM.

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