

RECORD OF PROCEEDINGS
BOARD OF DIRECTORS' REGULAR MEETING
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, July 5, 2016 at the association clubhouse at 6:30 PM. Present were Directors Richard Campbell, Cindy Kiel, Barbara Stokes, Scott Ward; and Manager Warren Deutsch. Cindy DeSirant was present to record the proceedings.

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

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

Joseph Johnston, Treasurer, presented a draft of the 2017 budget. He asked the Board to consider a dues increase for 2017. The Board will review the budget draft and bring their recommendations to the August meeting. Cindy Kiel and Cindy DeSirant will meet in July to draft a letter to the homeowners about the 2017 dues.

Warren Deutsch, Maintenance Manager, reported that during June the staff pruned trees, sprayed weeds, located sprinkler/lighting cables for the Xcel project, changed out the large pool pump motor and other general maintenance. In July, the staff will continue the sprinkler system check, prune and shear bushes and other maintenance.

Warren informed the board Quality Rock did the work that Metro Pavers originally was contracted to complete. Warren also recommended that Real Painting paint the tennis courts when they paint buildings next spring. The Board agreed.

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

Andrea Oatman stated that the pool season is going well. Residents are being reminded that there are no life guards at the pool, only pool attendants.

Concern was raised about the Association's liability for potential injuries due to people skateboarding and rollerblading in the development. Cindy DeSirant will email the Association's insurance company for an answer.

There were 11 homeowners present at the quarterly member meeting. Concerns about cars parking in guest parking were raised. The Board will write letters to the owners with outdated tags and cars may be towed. The members asked questions about the reserve fund and future dues increase. Richard Campbell explained that the reserve will continue to be funded at about 90% and the Board expects dues to increase for 2017. Members were very supportive of a dues increase. Warren answered questions about the work being done by Xcel. He said Xcel will be working for another 6 - 8 weeks replacing gas lines and they will mill and overlay the asphalt that they've damaged.

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

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Homeowners present at meeting

Mike McCabe

Cheryl Scher

Steven Snyder

Marilyn Heinle

Dave Kaiser

Judy Kaiser

David Vandapool

Carole McKenry

Dick Thies

Betty Thies

Darlys Matthews