

**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, June 7, 2016 at the association clubhouse at 6:30 PM. Present were Directors Richard Campbell, Joseph Johnston, 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 Joseph Johnston and seconded by Barbara Stokes to accept the May 2016 financial statements as presented. The motion was passed.**

**Darcy Johnson made a motion to approve the minutes of the May 2016 board meeting as written. The motion was seconded by Barbara Stokes and was passed.**

Joseph Johnston, Treasurer, reported the Reserve Fund and Paint Fund balances. The Reserve fund is invested in CDs and Money Market Funds. Because of increasing expense costs, Joseph asked the Board to consider a dues increase for 2017. The Board will bring their recommendations to the July meeting.

Warren Deutsch, Maintenance Manager, reported that during May the staff pruned trees, sprayed weeds, raked/hailed away debris, located sprinkler/lighting cables for the Xcel project, started pool preparation for opening and other general maintenance. In June, the staff will continue the sprinkler system check, repair a brick planter, install handrails and other maintenance.

Warren discussed the work being done by Xcel Energy. Xcel Energy has torn up the driveways and are not properly repairing or replacing driveways after the work is complete. The Board has a financial responsibility to the homeowners and even though there is an easement, the Board expects Xcel Energy to return the driveways to original condition. In June, Warren and Joseph will look at the restoration of the driveways being completed by Xcel Energy. Joseph Johnston, Richard Campbell, and Warren will meet with an Xcel Energy representative to discuss the driveway repairs.

Warren told the Board that Denver Water changed how they charge and bill for water. It is now a three-tiered system with tier one being the lowest rate and tier three being the highest rate. He will continue to monitor water use and how it impacts the cost of water.

Ken Deshaies reported that painting homes has been completed by Real Painting per the contract.

Andrea Oatman stated that the pool successfully opened May 27. Opening weekend had 219 attendees. The staff is working to keep noise and rowdiness down.

Linda Fletcher, Clubhouse Committee, reported four uses of the clubhouse in May. Mary Lou Iverson joined the committee.

During the homeowners' forum, an owner voiced concern that her neighbors are complaining directly to the Board about her instead of first talking to her. She asked that if a resident complains to the Board about another resident that the Board consider asking the complainant to first talk to the neighbor with whom they have an issue.

Barbara Stokes informed the Board there will be an ice cream social on July 17.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_