

BOARD OF DIRECTORS' REGULAR MEETING  
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

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

**A motion was made by Barbara Stokes and seconded by Joseph Johnston to accept the November 2016 financial statements as presented. The motion was passed.**

**Darcy Johnson made a motion to approve the minutes of the November 2016 board meeting as written. The motion was seconded by Cindy Kiel 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.

Warren Deutsch, Maintenance Manager, reported that during November the staff installed handrails, programmed and repaired sprinkler clocks, leaf/pine needle collection, serviced snow blowers, put up Christmas lights and other general maintenance. In December the staff will do winter pruning, snow removal, install handrails and other maintenance. Warren reported that Metro Pavers completed crack sealing, Q3 Contracting completed the restoration of the property from the Xcel project and bids are being sought for the pool deck replacement.

Anita Zukas, Architectural Control Committee Chair, reported committee updates, general letter reminders, and ACC requests/approvals.

Andrea Oatman, pool manager, gave her end-of-season report to the Board. There were 4,633 swimmers total. She discussed current/future employees and equipment needed for the pool deck.

The Board discussed association projects for 2017. Projects will include crack-filling/painting the tennis courts, replacing front yard cobble/landscaping/drip systems, install a new pool deck, replacing rock with grass in the roundabouts and replacement of sprinkler systems.

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

_____	_____
_____	_____
_____	_____