

RECORD OF PROCEEDINGS

BOARD OF DIRECTORS' ANNUAL HOMEOWNERS MEETING THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

The annual meeting of the Knolls Village Townhouse Association was held on Tuesday, **October 10, 2017** at the association clubhouse at 7:30 PM. Present were directors Richard Campbell, Joseph Johnston, Cindy Kiel, Scott Ward, Darcy Johnson, David Kaiser, and Barbara Stokes. Cindy Greene was present to record the proceedings. Twelve homeowners were also present at the meeting.

The Board was introduced by Dick Campbell. Dick Campbell reviewed projects worked on during the 2017 year, including pool deck replacement, tree removal/trimming, and sprinkler zone replacement. The plan for future improvements includes concrete step replacement, Cloud storage of Association documents, landscaping, and additional sprinkler zone replacements. The Board is beginning to analyze the remaining life of the fence along University Avenue. To that end, discussions with CDOT may prove beneficial for cost sharing when replacement becomes critical. Dick presented volunteer opportunities for home owners including the need for Architectural Control walkers, and clubhouse committee volunteers.

The 2018 budget was presented by Joe Johnston, Treasurer, and is based on \$160.00 per month for the maintenance fee and painting escrow. The Association maintains a reserve balance and in 2017 came in under budget due to lower ground maintenance expense, lower labor costs, and lower snow removal costs. For 2018, the Association plans to continue replacing sprinkler zones, updating landscaping, replacing concrete, and purchasing equipment/tools for the maintenance staff.

A motion was made by Steve Snyder and seconded by Tom Thwaites to accept the 2018 budget as presented. The motion was passed.

Joseph Johnston, Scott Ward, and Richard Campbell stated a desire to serve on the Board for another three-year term. There were no nominations from the floor.

A motion was made by Tom Thwaites and seconded by Ann Winterbottom to approve the slate of candidates presented. The motion was passed.

A homeowner asked about plans for the tennis courts. The Board plans to crack fill and paint the courts in 2018. Steve Snyder and Ann Winterbottom volunteered to assist with selecting paint colors for the courts. Harold Arnold asked that garden plots be cleared by the end of October.

There being no further business, the homeowners portion of the meeting was adjourned at 8:35.

BOARD MEETING

An election of officers was held. A motion was made by Dick Campbell and seconded by Darcy Johnson to elect Scott Ward as president. A motion was made by Scott Ward and seconded by Joe Johnston to elect Dick Campbell as vice-president. A motion was made by Dick Campbell and seconded by Darcy Johnson to retain Cindy Kiel as secretary. A motion was made by Cindy Kiel and seconded by Dave Kaiser to retain Joe Johnston as treasurer. All motions were passed.

Homeowners present:

Gay Campbell

Linda Ward

Bob Evans

Sharyl Whitaker

Tom and Sharon Thwaites

Diane Henry

Steve Snyder

Cheryl Scher

Jan Vine

Ann Winterbottom

Nancy Gittleman

Mike Smith