

BOARD OF DIRECTORS' REGULAR MEETING
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, May 2, 2017 at the association clubhouse at 6:30 PM. Present were Directors Richard Campbell, Joseph Johnston, Cindy Kiel, 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 Joseph Johnston and seconded by Darcy Johnson to accept the April 2017 financial statements as presented. The motion was passed.

David Kaiser made a motion to approve the minutes of the April 2017 board meeting as written. The motion was seconded by Barbara Stokes and was passed.

Joseph Johnston, Treasurer, reported the Reserve Fund and the Paint Fund balances. The Reserve fund is invested in CDs and in Money Market Funds.

Warren Deutsch, Maintenance Manager, reported that in April the staff cleaned pools, checked the pool for leaks, spread mulch, activated and checked sprinkler zones, and other maintenance and clean-up. The following work is planned for the maintenance staff during May, swimming pool start-up, fencing and grading for pool deck replacement, seeding bare areas in lawn, pruning, storm damage clean-up, and other maintenance.

Warren reported that the Pool Connection completed the skimmer replacement. Quality Rock Design will have the concrete removed, install the base and layout re-bar. Creative Electric should have the equal potential bonding completed and inspected by May 9, 2017. Quality Rock Design has their first of two pours scheduled for May 11, 2017 and the second the next day. Concrete replacement at the pool entry, changes to the gate and two brick pillars will be done at the end of the season.

Scott Ward presented the list of projects for 2017 which include a new pool deck, repair of the tennis courts, replace 10-20 sprinkler zones, painting the University fence, replace circle flower bed sod with cobble, paint curbs yellow at driveway ends, and replace signage.

After speaking to the Association's law firm, Richard Campbell reported that if anyone is injured on Association property the Board must be notified immediately so they can contact the Association insurance company.

Ken Deshaies reported that Real Paint will complete all paint projects in two weeks.

Barbara Stokes, hospitality, reported that the coffee on April 29 was a success. Dumpster Days will be June 17/18 and the ice cream social will be July 16.

Andrea has pool staff in place for the summer. She will be training staff in late May.

Pam Hansen, Clubhouse Committee, said Robin cleaned the clubhouse in April and there were four uses of the clubhouse in April.

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

Homeowners present: Marilyn Heinle, Sharyl Whitaker, Steve Snyder, Jody Block and Bob Evans.